

**AGENDA
OURAY CITY COUNCIL**

**MONDAY, March 15, 2021
Work Session – 10am**

**COUNCIL IN-PERSON
320 6th Ave. – Massard Auditorium**

VIRTUAL MEETING FOR PUBLIC

Join Zoom Meeting
<https://zoom.us/j/9349389230>

Meeting ID: 934 938 9230 Passcode: 491878
Or dial: 408 638 0968 or 669 900 6833

- Electronic copies of the Council Packet are available on the City website at www.cityofouray.com. A hard copy of the Packet is also available at the Administrative Office for interested citizens.
- Action may be taken on any agenda item
- Notice is hereby given that a majority or quorum of the Planning Commission, Community Economic Development Committee, Beautification Committee, and/or Parks and Recreation Committee may be present at the above noticed City Council meeting to discuss any or all of the matters on the agenda below for Council consideration

Work Session – 10am

1. Potential Noise Ordinance Revision
2. Community Plan

Ouray

THE CITY OF OURAY COMMUNITY PLAN 2021



A SUSTAINABLE CITY WITHIN A PARK

PUBLIC HEARING DRAFT



City of Ouray
Phone: 970-325-7211
Fax: 970-325-7212
Email: info@cityofouray.com
www.cityofouray.com
facebook.com/CityOfOuray
nstagram.com/cityofouray

320 6th Ave, Ouray, CO 81427
Mailing: PO Box 468, Ouray, CO 81427

ACKNOWLEDGMENTS

The Community Plan could not have been created or adopted without the input and volunteer efforts of numerous individuals and organizations. The City of Ouray gratefully thanks the following people and organizations that were integral to the success of the Community Plan:

City Council

Greg Nelson - Mayor
K. John Wood - Mayor Pro Tem
Glenn Boyd
Ethan Funk
Peggy Lindsey

Community Economic Development Committee

Thomas Fedel - Chair
Lou Hart - Secretary
Travis Cossitt
Steven Gurzenski
William Hall
Heather Smith
K. John Wood

Planning Commission

Jeff Skoloda - Chair
Tamara Gulde - Vice Chair
J. Gary Dunn
Ryan Hein
Josh Smith

Steering Committee

Tamara Gulde - Chair
Jeff Skoloda - Vice Chair
Greg Nelson - Mayor
Pam Larson - Past Mayor
Glenn Boyd
Jenny Hart
Christina Hinkson
Dolgio Nergui
Susie Greco-Perry
Josh Smith

City Staff

Aja Tibbs, Community
Development Coordinator

Consulting Team

Alpine Planning, LLC
Chris Hawkins, AICP
Pangea Geospatial – Mapping
Gretadesign, LLC – Graphic Design:
Gretchen McArthur

Stakeholder Interviews

Beautification Committee

Sabrina Butler
Terry Butler
Dee Hilton
Robert Stoufer

Development Community/Realtors

Tim Currin
Ryan Hein
Craig Hinkson
Mark Orgren
Linda Tyler
K. John Wood

Emergency Services

Glenn Boyd - Ouray County Emergency Manager
Trevor Latta - Fire Department Chief
Jennifer Peterson - Event & Communications Coordinator.
Public Information Officer
Justin Perry - Ouray County Sheriff

Long Time Residents

Norm Fedel
Jack Fellin
Louise Ficco
Rick Rivers
Rick Trujillo

Ouray Chamber Resort Association

Patricia Biolchini
Krista Cossitt
William Hall
Christina Hinkson
Mark Iuppenlatz
Heidi Pankow
Katharina Papenbrock
Kara Rhodes

Ouray County Historic Society

Thomas R, Hillhouse
Glenda Moore
Don Paulson
Gail Saunders

Ouray School Student Council

Ashley Harthen
Cooper Rondinelli
Alannah Wister
Evelyn Wood

Parks and Recreation Committee

Kim Kelly
Shawn Kitchens
Diane Nelson
Greg Nelson
Tom Tyler
Kendra Wilcox
Amy Winterrowd

Planning Commission

Gary Dunn
Tamara Gulde
Ann Morgenthaler
Jeff Skoloda
Tom Tyler

Young Citizens

Krista Cossitt
Travis Cossitt
Cie Hoover
Karisa Hoover
Andrew Humphries
Aaron Silverman

THANK YOU TO OURAY CHAMBER RESORT ASSOCIATION FOR PROVIDING NUMEROUS PHOTOS IN THE PLAN





**SPECIAL THANKS TO CITY OF OURAY
COMMUNITY MEMBERS WHO PARTICIPATED
IN THE COMMUNITY SURVEY, ATTENDED EVENTS,
AND HELPED SHAPE THE PLAN THROUGH
THE COMMUNITY PLAN UPDATE PROCESS**

THE CITY OF OURAY COMMUNITY PLAN 2021

TABLE OF CONTENTS

INTRODUCTION Pages	6-13
There is No Place Like Ouray	6
Overall Vision.....	8
Sustainability Framework.....	9
Resiliency Framework.....	9
Community Plan Update	12
Community Plan Use	13
1. VIBRANT, THRIVING AND HEALTHY COMMUNITY	14
Housing.....	16
Lifelong Learning	20
Arts and Culture.....	22
Community Health.....	26
2. MINDFUL GROWTH TO MAINTAIN COMMUNITY CHARACTER	30
Land Use.....	32
Heritage and Historic Resources	44
Economic Development.....	50
Tourism	55
3. RECREATION CAPITAL OF COLORADO, A SUSTAINABLE CITY WITHIN A PARK	58
Parks, Recreation and Trails	62
Natural Environment.....	70
Energy.....	72
4. EXCEPTIONAL GOVERNANCE WITH MODERN AND MAINTAINED INFRASTRUCTURE	76
Responsive Governance.....	78
Infrastructure.....	82
Transportation.....	88
5. COMMUNITY PLAN IMPLEMENTATION	92
Glossary of Terms.....	94



THERE'S NO PLACE LIKE

Ouray



There is no place like the City of Ouray. It is an extraordinary place where the people are passionate, friendly and outdoor recreation-oriented with a strong sense of pride, community, culture and history. Residents strive to support one another and the community through extensive volunteerism and community support.

The city is also a visually stunning, high alpine community at 7,800 feet in elevation set in geographic bowl formed by rugged and steep mountainsides that lead up to jagged 12,000 to 13,000-foot-high peaks with several creeks cascading down through valleys and canyons into the city. The Uncompahgre River cuts through the city forming dramatic canyons for

enjoying nature, climbing, and hiking also creating the recreational backbone of the city.

Outdoor recreation and nature are located outside each front door. Residents and visitors have immediate access to an extensive trail network around the city; backcountry roads for jeeping, biking and mountain access; and world class parks that provide year round access for climbing, hiking, swimming, downhill skiing, hot springs soaking, and other recreation opportunities.

Ouray may not have been realized if the natural geothermal hot springs were not present. The Ute Indians, including the city's namesake Chief Ouray, were attracted to the sacred and ancient hot springs long

before conquistadores and miners traveled through the area. Ouray Hot Springs, The Box Cañon Springs, Uncompahgre Gorge Springs and other springs emerge from deep faults in the earth to provide natural hot springs that have been used by generations of residents and visitors.

Ouray is truly a "City within a Park" surrounded by National Forest and rugged mountainsides and world class parks throughout the city that attract people from all over the world. Box Cañon Park is a geologic and natural wonder with unique rock formations, wildlife and water carved canyons. The Ouray Ice Park is nestled into the Uncompahgre River Gorge with waterfalls and via ferrata climbers in summer and frozen ice with renowned ice climbing in the winter. Located near the

heart of town, Fellin Park is the cultural center and soul of the community with lively cultural events and the Ouray Hot Springs Pool. The River Park forms the recreational and natural spine of the community while Lee's Ski Hill provides for rope tow skiing in the winter and passive uses in the summer. Cascade Falls Park and Rotary Park round out the park gems of the community.

Ouray takes great pride in its historic school that was founded in 1876 and continues to provide excellent service to the community. This excellence was recognized by the State when the Ouray District received the Accredited with Distinction acknowledgment which is a comprehensive review and measure of the district. The academic community is focused on student performance and academic achievement and over all well – being.

The city's history and culture are integral to the community and a source of great pride. Incorporated in 1876, Ouray served as an important supply center for the surrounding mining region from 1886 to 1915 due to its central location. The Ouray Historic District, framed by Main Street, was established in 1983 recognizing the historical significance of the townsite. The Ouray Historic District encompasses almost the entire historic townsite, and unlike many other mining towns, Ouray never experienced large fires within the city, thus many of the historically significant buildings remain. The historic structures throughout the city are the primary foundation to the city's character and feel, with residents and visitors drawn to the city for its historic character and charm. The historic area of the city is also a vibrant and active commercial area with extensive shopping, dining and lodging opportunities.

Ouray is a unique year-round recreation mountain town that has successfully maintained its small-town character amongst the pressures of tourism, vacation homes, and development. Today, a visitor will find real people, including climbers, hikers, miners, business owners, employees, and property owners coexisting without pretension. The city has an informal, laid-back and safe small-town atmosphere where residents desire to create a more sustainable community. Residents, business owners and employees have a shared vision for the future of the city that is based on achieving the overall vision statement on page 8.

OVERALL VISION

Ouray maintains a rugged, independent and passionate community spirit that is friendly and accepting. Children and adults thrive in a creative, vibrant and resilient city with exceptional quality of life, recreation opportunities and education. The community proudly maintains and improves its remarkable family oriented, innovative small-town feel while retaining its historic, high alpine identity set in the stunning beauty and nature of the San Juan Mountains.

The City of Ouray Community Plan (“Community Plan” or “Plan”) establishes 14 themes to realize the Overall Vision under the following four main sections.

VIBRANT, THRIVING AND HEALTHY COMMUNITY

MINDFUL GROWTH TO MAINTAIN COMMUNITY CHARACTER

RECREATION CAPITAL OF COLORADO, A SUSTAINABLE CITY WITHIN A PARK

EXCEPTIONAL GOVERNANCE WITH MODERN AND MAINTAINED INFRASTRUCTURE

Sustainability Framework

City residents, business owners, Planning Commission members, Steering Committee members and City Council members expressed a desire for a more sustainable city throughout the creation of the Community Plan. What is sustainability? The UN World Commission on Environment and Development defines sustainable development as:

“...development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

In essence it means living in balance with the earth’s ecosystem so that future generations will be able to equitably live on our planet. It means striving to create a community where society and the economy are in balance with the environment.

For Ouray residents, a sustainable community means:

- A community with a variety of attainable housing options for the lifeblood of the city, providing the homes for volunteer efforts, local nonprofits, local boards and a solid employee base for city businesses.
- An energy independent community that strives to use the extensive geothermal resources, existing hydropower resources and new hydropower for energy production.
- A physically and mentally healthy community for all segments of the population with safe streets and desired pedestrian and mass transit connectivity.
- A community that balances tourism where the number of visitors do not overwhelm city and regional tourism infrastructure, capacity and a desired level of service is maintained.

- City residents, business owners and property owners desire exploring composting, urban agriculture, and local food production.
- Economic resiliency is desired to generate diverse business and economic activity, so the community is not so tourism dependent.
- Sustainability means improving and upgrading city infrastructure to meet current standards, with adequate capacity to meet existing and future demands.
- Sustainability means reducing the city’s carbon footprint where possible, and maintaining and improving the natural environment in the city and area.

Sustainability is woven throughout the Community Plan in the Overall Vision, Theme Vision Statements and the goals and actions.

Resiliency Framework

The City of Ouray has been subject to booms and busts, depressions and recessions, forest fires and flooding, rockfall, debris flows, and pandemics. One common theme is the city has rebounded back time after time.

What makes a resilient community? The Rural Economic Resiliency in Colorado, Study of Factors Impacting Resiliency indicated the following factors provide for better community resiliency in the face of disaster:

- Quality of Life
- Industry Diversity
- Community Leadership
- Education and Healthcare
- Transportation Access

CITY OF OURAY
QUICK PROFILE FACTS

CITY OF OURAY PROFILE

7,800 feet in elevation
.86 square miles

Population Change Over Time

1980	684
1990	644
2000	820
2010	1,003
2018	1,024

Housing Units 2018

Total Housing Units	824
Occupied Housing Units	468 (57%)
Vacant Housing Units	356 (43%)
Average Persons Per Household	2.19

Median Household Income

\$62,303

Race

Hispanic	4.3%
White	93.2%
Black	0%
Native American/Alaska Native	1.1%
Asian	0.4%
Native Hawaiian/Pacific Islander	0.1%
Other	0%
Two-Races	1%

Source: State Demography Office

Factors that hinder resiliency include:

- Housing Availability and Supply
- Labor Market
- Youth and Family Retention
- Fear of Growth

Clearly resiliency and sustainability have a lot in common with shared goals and actions. Ouray can become a more resilient and sustainable community through economic diversity; improving post high school education; access to local healthcare; improved transportation and access; providing substantial attainable housing to improve the labor market; youth and family retention; and by improving the city’s development regulations for smart growth.

The city already has a truly exceptional quality of life with numerous amenities and recreational opportunities, thus any improvement to the current quality of life will be reinforcing this positive state and continue to help improve resiliency.

It is vital to sustain and improve strong community leadership in the City Council, businesses, non-profits, and County government. Community resiliency will

improve with shared goals, collaboration and fostering leaders in the community.

Ouray is in a great position with an excellent and award-winning Ouray School. Pre-school and post K-12 education will help improve the city’s resiliency with training geared towards local and regional business needs and desires.

Ouray clearly needs economic diversity as provided for in the Community Plan, which will help with creating a resilient community. The recent Covid-19 Pandemic is a good example of where the city should not solely rely on the tourism industry, with economic diversity helping to lessen the impacts of any natural disaster.

The City of Ouray has very fragile highway connectivity with Red Mountain Pass closures due to avalanche, rockfall or accidents frequently cutting off highway access to the south. This leaves just two ways out of the city in an emergent situation, with CR 17 a narrow road that is also susceptible to rockfall and debris flows. It is therefore vitally important to support CDOT efforts to improve Highway 550 to the north to ensure it cannot be blocked off due to natural hazards, while also supporting CDOT efforts to improve highway access over Red Mountain Pass and CR 17.

The main resiliency and sustainability issue facing the city is the lack of attainable housing for the workforce and the large percentage of vacation homes that for much of the year are vacant unoccupied homes. The city urgently needs to encourage attainable housing that not a vacant unoccupied home. Early stress signs that families are either unable to stay or are choosing to raise their families elsewhere is seen in the significant drop in Ouray School student enrollment numbers. Housing provides for the soul of the community in people, employees, volunteers and character. Local residents also create a vibrant feel and form a key part of the local character – with vacant homes threatening this critical community element. Attainable housing will also improve the labor market and support the city’s economic development, while also keeping youth and families in the community.

Community resiliency is embodied in the Overall Vision, Theme Vision Statements, and the goals and actions of this Plan.





Photos: Chris Hawkins

Community Plan Update

The Community Plan was originally adopted in September of 1993 and the first update was in March of 2004, with both the City of Ouray Planning Commission and City Council adopting the Community Plan. Community master plans are typically revisited and adopted every five to ten years to address issues and opportunities; revisit the community’s vision, goals and actions; and stay ahead of trends conditions and changes in the community.

The 2021 Community Plan Update consisted of the following phases:

Phase 1 – Establishing the Foundation

- Steering Committee Creation
- Stakeholder Interviews
- Community Survey
- Review of Adopted Plans
- Build-out Analysis

Phase 2 – Exploration of the Vision, Goals and Actions

- Revisit the Community Vision
- Create Vision Statements for All Themes
- Community Vision Meeting/Workshop
- Theme-By-Theme Steering Discussion to Create Draft Goals and Actions
- Parks and Recreation Open House

Phase 3 – Drafting and Adopting the Community Plan

- Steering Committee Review
- Stakeholder Re-Engagement
- Creation of Final Goals and Recommendations
- Planning Commission Recommendation
- Community Economic Development Committee Recommendation
- City Council Adoption

Community Plan Use

The Community Plan is the vision of the entire community and is an advisory document used to guide the City Council, Planning Commission, other boards and commissions of the city, and city staff. The document assists these groups in prioritizing city decisions on long-range work programs, capital improvement plans, policy considerations and budgetary decisions shall look to the goals and policies of the Plan for direction and alignment with community preferences. Additionally, general conformance with the plan is required for major land use decisions such as zoning, PUD applications and conditional use permits.

The Community Plan should be used by city staff, elected officials, appointed board members, committee members, city non-profits and businesses to guide the future direction for the city. The Community Plan will only succeed at reaching the Overall Vision, Theme Vision Statements and goals and actions if the government, private businesses and non-profits all cooperate to implement the Community Plan. The plan should be evaluated and updated, as necessary, every 5-10 years in order to stay relevant and consistent with potential shifts if in population, culture, technology, development, economic, and environmental needs which influence and effect the contents of the plan.

The Ouray Community Plan 2021 is an advisory rather than a regulatory planning tool. Its primary purpose is to serve as an overall policy document. It should be relied upon by the City Council as guidance and not legally binding upon specific land use decisions of the City. Further, the Ouray Community Plan 2021 should be considered and applied comprehensively rather than singularly, and it is not the intent of this plan to prescribe a hierarchy of policy statements. Many development proposals will be consistent with some policies while inconsistent with others, and when these conflicts arise, City Council will have to balance all relevant policies to make its land use decisions with respect to overall consistency based upon a preponderance of the policies within plan. City Council has broad discretion when making land use decisions, and the Ouray Community Plan 2021 is meant to serve as advisory, not binding, document to guide the City Council’s decisions.

THE COMMUNITY PLAN IS AN ADVISORY DOCUMENT THAT GUIDES FUTURE GROWTH AND DEVELOPMENT FOR THE COMMUNITY OF OURAY AS REQUIRED BY THE STATE OF COLORADO.

The State of Colorado statute C.R.S.31-23-206 (1) states

“...The master plan of a municipality is an advisory document to guide land development decisions; however, the plan or any part thereof may be made binding by inclusion in the municipality’s adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate...”

City Council, Planning Commission, appointed committee and staff actions and deliberations should be evaluated against the Community Plan to ensure decisions are made that support the Community Plan. Plan, Overall Vision Statement and theme vision statements. Where appropriate, the Land Use Code should be amended to uphold the policies, actions, and goals outlined in the Community Plan.

Word Use in the Plan. The Community Plan has lots of action words such as “require”, “ensure”, “adopt” and “implement”. Such action words are only advisory and do not tie the hands of City County or Planning Commission with discretion on whether a goal or action are implemented. Any implementation of the plan requires the City to formally adopt new rules and regulations, plans or policies that will be created through the City’s community engagement process. The only exception to this is that the Land Use Code currently requires certain land use applications to generally conform to the Community Plan which is a subjective, discretionary finding of both the Planning Commission and City Council.

VIBRANT, THRIVING AND HEALTHY COMMUNITY



Photo: Adobe Stock

City residents, property owners and business owners all value the need for a vibrant, thriving and healthy community. They also value the sense of the community where city residents are connected and have a feeling of belonging where all community members matter and share a commitment to well-being, and to achieve common goals that sustain the community.

The city has lost primary resident population over time due to rising housing costs, lack of well-paying jobs and the growth of vacant unoccupied homes. This has resulted in a hollowing out of the community and stressed traditional community support systems. The Community highly values community members living and working in the city to provide the foundation, heart and soul of the community, with attainable housing vital to ensuring the long-term sustainability and success of the city. Lifelong learning opportunities built around the high achieving Ouray School further community vibrancy and well-being through

community pride, tradition, education and employee attraction and retention. Sustainable tourism and economic development provide the financial engine for the community and help fund the desired growth, infrastructure improvements and vitality envisioned in the Community Plan. Arts and culture can enrich, illuminate and activate the community and its citizens and guests while also improving their education and well-being. Community health initiatives ensure the mental and physical well-being of the community.



Photo: Steve Cuthbert

The shared value of a vibrant, thriving and healthy community is expressed in the following Theme Vision Statements, goals and actions:

Housing. Ouray seeks to provides attainable and quality housing opportunities to maintain a strong and diverse year-round community with a viable and healthy local workforce.

Lifelong Learning. Ouray proudly supports a high achieving educational community where citizens of all ages have access to various and high-quality learning opportunities from traditional, vocational, professional and adventure-based learning.

Arts and Culture. Ouray encourages and supports the arts and culture as essential components of a vibrant, enlightened and creative community.

Community Health. Ouray embraces healthy community planning and infrastructure improvements for the health and safety of its residents and visitors.



Housing



Lifelong Learning



Arts and Culture



Community Health



Photo: Pinpoint Imagery

HOUSING

Goal H-1:
Support, encourage and require adequate, diverse and permanent attainable housing integrated throughout the community for local residents and employees.

Actions:

Create an environment and culture that encourages and facilitates quality attainable housing development.

- A. Assure that attainable housing is permanently affordable utilizing deed restrictions.
- B. Consider amending the LUC and the city adopted building regulations to provide robust incentives for the development of attainable housing in the community such as:
 - i. Density bonuses for projects that provide for a set percentage of attainable housing units.
 - ii. PUD incentives for attainable housing through building height, setback, floor area, density and other variations to the zoning regulations.
 - iii. Waivers or reductions of building permit fees, tap fees and other city fees provided such fees are offset by another funding source.
 - iv. Reduction of the minimum lot size from 7,100 sq. ft. to 3,500 sq. ft.; reduction in the lot frontage from 50 feet to 25 feet; and reductions in the side setbacks if an attainable housing unit is provided.



- v. Improve and promote the incentives for accessory dwelling units considering changes such as increasing the allowed size of units, and not requiring owner occupancy. Encourage unpermitted accessory dwelling units to be brought into compliance with LUC and building code requirements and enforce regulations if non-compliant.
- vi. Allowing for homes with a high density on one or more lots, including reduced lots sizes, frontages and setbacks to facilitate small home development.
- vii. Reduction of the on-site parking requirements and also consider off-site parking along public streets where it is shown adequate and safe parking will be provided.
- viii. Amendments to the Building Regulations to provide attainable housing incentives, such as reduced building setbacks, elimination of fire suppression systems for certain types of development; and energy code exemptions as long as life-safety issues are addressed.
- ix. Creating streamlined and efficient development review procedures for projects that include attainable housing.
- C. Consider, encourage and engage second home owners to rent their housing units on a long-term basis of three months or greater through creative incentives and programs, such as a focused survey to determine rental incentives or impairments, and the creation of a non-profit entity to manage rentals and guarantee the repair of any damage that is not covered by a security deposit.
- D. Consider creating and adopting an attainable housing mitigation program that may include requirements for mandatory attainable housing units via inclusionary zoning and/or a housing linkage program with required mitigation.
- E. Support and encourage attainable rental and for-sale housing throughout the community in a variety of unit types and densities in all the city zoning districts, including accessory dwelling units, live-work units, small homes, multi-family developments, mixed-use developments, dormitory or “POD” style units, and other unit types that provide for attainable housing.
- F. Consider creating the City of Ouray Housing Authority with City Council acting as this authority to manage funds from a city attainable housing fund; create and adopt city-specific housing guidelines and implement the goals and actions of the Community Plan.
- G. Explore public-private partnerships to provide attainable housing, including the use of city owned lands that are provided at low to no cost via lease or sale to developers that provide for attainable housing.
- H. Implement strategies and policies for resident-occupied housing such as a short-term rental cap.
- I. Support, encourage and require new development to provide a variety of bedroom mixes, unit sizes, dwelling types, rental and ownership structures, and attainability limits that are based on an updated community housing needs assessment.
- J. Encourage and plan for senior housing, co-housing and assisted living facilities to allow residents the opportunity to age in place.
- K. Encourage seasonal employee housing such as dormitories, POD style housing, camps and similar housing that provides low cost housing.
- L. Encourage and promote a variety of housing options to accommodate a diverse community of residents through housing policies.
- M. Identify and land bank sites appropriate for future housing projects.

WHAT IS “ATTAINABLE HOUSING”?

The industry definition of attainable, for-sale housing is unsubsidized, profitable housing developments that meet the needs of those with incomes between 80% and 120% of the Area Median Income. For Ouray, that means housing for a family of three with annual incomes of \$56,640 to \$84,960 with a maximum monthly rent or mortgages of \$1,416 to \$2,124 including utilities, mortgage insurance and any association dues. The tables on page 18 illustrate AMI for Ouray County.



- N. Provide incentives and programs for employers to address housing needs.
- O. Consider funding for down payment assistance and mortgage assistance programs to assist buyers earning up to 120 percent of the AMI.
- P. Review requirements for commercial and residential development to see if opportunities for attainable housing exist.
- Q. Strive to provide attainable housing for 50% of the local workforce in the city.
- R. Evaluate if annexations and PUDs to provide attainable housing.
- S. Inventory city, County, and other public or special district owned property that may be suitable for housing development.
- T. Consider creating attainable housing fund to further city attainable housing initiatives.
 - i. Consider a citywide tax initiative to provide funding for an attainable housing fund.
 - ii. Consider allocating a set percentage of the city Sales Tax to the attainable housing fund.

Goal H-2:
Cooperate and work with the Town of Ridgway, Ouray County, DOLA, the development community, and other entities to plan and develop attainable housing.

Actions:

- A. Work with Ouray County and the Town of Ridgway to support the implementation of the Ouray County Housing Advisory Committee 5 Year Strategic Plan.
- B. Strive to create a Regional Housing Authority to implement the Ouray County Housing Advisory Committee 5 Year Strategic Plan.
- C. Consider providing financial resources for housing such as new taxes, or Council authorized fees in collaboration with the County.
- D. Encourage and support the development of Low-Income Housing Tax Credit rental projects with fee waivers, land dedication, infrastructure costs and strong community support.
- E. Consider funding a periodic update to the community housing needs assessment with all three jurisdictions to ensure housing programs and developments are designed to meet local housing needs.

Goal H-3:
Promote high quality housing with good design practices that fit within the character of the city.

Actions:

- A. Ensure housing developments are safe, attractive and functional.
- B. Encourage the design of new housing to fit the personality and character of the City of Ouray with appropriate scale, context to surrounding properties, harmony with the natural environment, and use of sustainable building practices and materials.
- C. Consider housing developments that are designed with exterior materials that are low maintenance and long lasting to assure affordability over time.
- D. Promote energy efficient and “green building” techniques to reduce household energy consumption, utility bills, and help maintain long-term affordability in new housing.
- E. Assess appropriate locations for attainable housing throughout the city and surrounding area to avoid isolating low income housing.
- F. Strive to provide housing located in close proximity to existing or planned infrastructure, services, intermodal transit connections, sidewalks, trails and employment.
- G. Re-evaluate the existing mobile home park zoning and mobile home regulations in the city and consider additional mobile home parks for attainable housing.
- H. Encourage the creation of additional mixed income multi-family rental housing in the community.

Goal H-4:
Encourage quality and energy efficient housing to reduce the operating costs of households and reduce environmental impacts.

Actions:

- A. Work with Ouray County, government agencies and non-profits to promote energy efficient upgrades of existing housing stock through existing and new programs.
- B. Consider the adoption and enforcement of the International Property Maintenance Code to ensure that housing structures are maintained and energy efficient.
- C. Adopt updates and local amendments to the city’s building regulations to ensure safe and energy efficient housing.



Ouray Average Median Income

FY 2018 Income Limit Category	Persons in Family				
	1	2	3	4	5
Extremely Low (40%)	\$ 22,040	\$ 25,160	\$ 28,320	\$ 31,440	\$ 33,960
Very Low (50%)	\$ 27,550	\$ 31,450	\$ 35,400	\$ 39,300	\$ 42,450
Low (80%)	\$ 44,080	\$ 50,320	\$ 56,640	\$ 62,880	\$ 67,920
Median (100%)	\$ 55,100	\$ 62,900	\$ 70,800	\$ 78,600	\$ 84,900
110% AMI	\$ 60,610	\$ 69,190	\$ 77,880	\$ 86,460	\$ 93,390
120% AMI	\$ 66,120	\$ 75,480	\$ 84,960	\$ 94,320	\$ 101,880

Ouray Maximum Rent Based on Average Median Income

2018 Maximum Mortgage or Rent + Utilities	Persons in Family				
	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5
Extremely Low (<50%)	\$ 551	\$ 629	\$ 708	\$ 786	\$ 849
Very Low (50%)	\$ 689	\$ 786	\$ 885	\$ 983	\$ 1,061
Low (80%)	\$ 1,102	\$ 1,258	\$ 1,416	\$ 1,572	\$ 1,698
Median (100%)	\$ 1,378	\$ 1,573	\$ 1,770	\$ 1,965	\$ 2,123
110% AMI	\$ 1,515	\$ 1,730	\$ 1,947	\$ 2,162	\$ 2,335
120% AMI	\$ 1,653	\$ 1,887	\$ 2,124	\$ 2,358	\$ 2,547

2018 Two Bedroom Utility Allowance	\$160
------------------------------------	-------

Source: CHFA



LIFE LONG LEARNING

Goal LL-1:
Continue to support and encourage excellent education in the Ouray School District.

Actions:

- A. Support expansion, remodeling and improvement to the School District facilities that may include vacating surrounding rights-of-ways to improve facilities.
- B. Promote the Ouray School and the Accredited with Distinction to attract new residents, students and encourage economic development and growth in the city, such as linking the District and City website in promotion of economic development.
- C. Encourage volunteers to support the school in its efforts.
- D. Support funding for the school district to be successful.
- E. Support economic partnerships and other partnerships, such as community garden, grow dome, and other healthy community initiatives.
- F. Work with the school on safety and security initiatives to build relationships with the District and students.
- G. Encourage businesses to support local internships with the School District.
- H. Implement the housing vision goals and actions to ensure the success of the School District.

- I. Partner with the School District to provide housing solutions for teachers in the city.
- J. Encourage and support the School District to continue to provide needed preschool facilities.
- K. Support the student Council representative attend Council meetings to further student interest and participation in government.
- L. Continue communication and cooperation between the School District and the city for special events, safety, etc.

Goal LL-2
Expand early learning opportunities in the city.

Actions:

- A. Encourage and support local efforts that promote youth learning, health and growth, such as youth serving organizations and mentoring programs.
 - i. Continue to work with youth programs such as Voyager and expand the program in the city.



- ii. Strive to expand and improve the Partners mentoring program.
- B. Utilize other meeting spaces in the community for childhood education, development and growth.
- C. Develop programs and opportunities with Federal, State and local agencies and the School District for land community service, stewardship or rites of passage programs or projects to build youth experience character and volunteerism.

Goal LL-3.
Provide for needed daycare facilities in the city.

Actions:

- A. Support incentives or programs to provide affordable daycare facilities throughout the city, such as land donations, fee and tap waivers, streamlined review processes, zoning allowances, or the formation or expansion of non-profits that provide childcare.
- B. Support efforts to monitor the availability of preschools considering the demographics and local workforce income levels.
- C. Partner and support capital funding opportunities for early childhood education through Department of Local Affairs (DOLA), USDA loans and grants, and local fundraising.
- D. Inventory city, County, and other public or special district owned property that may be suitable for daycare facilities, and consider providing land at no to low cost through long term leases or other mechanisms to qualified early childhood education providers.
- E. Amend the LUC to make it easier to provide daycare and early learning in all appropriate zone districts.



Goal LL-4.
Support and encourage the creation of a vocational technical program and/or bring a regional college to the community.

Actions:

- A. Support the efforts to attract and secure a campus, or similar high-quality low-cost secondary education college program/campus to the city.
- B. Utilize the school district's facilities in the evening, on weekends, and in the summer when not in use for school classes for vocational training and/or college classes in concert with a regional college.
- C. Collaborate with local businesses on needed vocational and community college programs that will assist to help accommodate future local business growth and development.
- D. Collaborate with the Ouray School District, the Ridgway School District and County to advance vo-tech and secondary education.

Goal LL-5.
Support and encourage lifelong learning opportunities.

Actions:

- A. Encourage local organizations to promote and provide lifelong learning opportunities for all ages, such as Weehawken Arts program.
- B. Ensure community colleges or vocational technical programs are catering to community lifelong learning needs.
- C. Work with the Ouray School District, Ouray Ice Park, Inc., local guide businesses; and other entities to expand and improve opportunities for adventure-based learning.
- D. Encourage the Wright Opera House to develop program and presentations for the arts, education, etc.
- E. Support the educational program efforts of the Ouray Library District.



ARTS AND CULTURE

Goal AC-1:
Celebrate the city’s culture and heritage through support of integrated and diverse arts and cultural facilities, events, venues, galleries and public spaces in the community.

Actions:

- A. Support the use and maintenance of existing arts and cultural facilities, including the Ouray Library, Ouray County Museum, Wright Opera House, the Ouray School theater, local churches and other public or private facilities or galleries.
- B. Develop an inventory of existing and possible arts venues and their appropriate uses.
- C. Provide incentives to rehabilitate and upgrade existing venues or to develop live/work spaces or studios (i.e., Space to Create).
- D. Provide incentives and encourage collaboration among businesses and private organizations to use existing facilities for events and education.
- E. Maximize the use of Fellin Park and Rotary Park venues for performing and other arts while respecting their neighbors, and open space and recreational values.
 - i. Encourage and facilitate the construction of a permanent performing arts stage in Fellin Park.
 - ii. Balance live music and special events with maintaining a good quality of life.

- F. Support annual cultural events, such as the Mountain Air Music Series, Octoberfest, the Fourth of July Parade, the Ice Climbing Festival and the Imogene Run.
- G. Support the display of art in public places that fits with the community and reinforces the city’s culture and history and geography.
- H. Support city staff time to coordinate with arts and cultural organizations to bring art to public places.
- I. Develop a public art program to work with local artists to place and showcase local art in public spaces throughout the community.
- J. Work with the Ouray School District and area arts organizations to expand children’s art programming to integrate children into the arts community, and to create an artist intern program for area high school students to pursue a path in the arts.
- K. Where possible, provide public art in municipal public works projects (i.e., buildings, furnishings, and landscapes) that reflects the community.
 - i. Create an artist intern program for area high school students to pursue a path in the arts.
- L. Look for opportunities for art in the downtown area such as murals on the sides of buildings and streetscape elements that can be purposed as functional art (benches, bike racks, street signs).
- M. Consider the creation of an arts market area or repurpose an existing public or private space for vendors to display and sell their art.

Goal AC-2:
Support and encourage the arts through events, fairs, festivals, markets, studio tours, public spaces, and advisory committees that celebrate our artists, heritage and diversity.

Actions:

- A. Explore obtaining Colorado Creative District Certification from Colorado Creative Industries (CCI) for an area of the city, and support and maintain such district once it is established.
- B. Encourage and support financial assistance program applications to private, federal and state agencies such as CCI and its Space to Create, Public Art, Poetry Out Loud, Colorado Music and Arts Education programs.
- C. Work with businesses and organizations in the community to continue to support festivals, maker expos, fairs, studio tours, and events and promote local events beyond the region.
- D. Work with Mountain Air Music Series, the Wright Opera House, Ouray Performing Arts Guild, Weehawken Arts, the Ouray County Historical Society and other arts and culture entities to promote the arts, culture, and heritage of the community.
- E. Create incentives and public-private partnerships to assist local artists and grow the arts community.



Zina Lahr’s creativity in the arts was eclectic, animated, and unique. Zina truly was a local Ouray gift to the arts in her animations and creations where she would take normal everyday objects and turn them into unique creative arts objects and animations.

Zina self-diagnosed herself with “Creative Compulsive Disorder where I have to make stuff all the time with whatever I have around me. So if its trash or junk or things that people would normally throw away I try to find ways to refabricate into something useful and beautiful. I like taking stuff and doing the unexpected with it”. Examples of this include a lighted parasol with hundreds of LEDS; making robots; creations utilizing kinetics or puppetry; or making a crane out of watercolor paper with feathers stitched onto the paper for an animation project.

Zina Lahr stated, “And it’s been my passion and my art to bring life to something and animate. I just see every day as a new opportunity to bring art to people, and if I can do that by what I wear I am going to do that anyway possible.” “I like integrating art into anything I do, including what I wear. So everyday I put on a different outfit and I like to make myself my own canvas.”

Zina Lahr tragically died at the young age of 23 due to a hiking fall in Ouray at the Cascade Falls flume. This story is shared with the community to inspire creativity and the arts in the Ouray community. Her story can be viewed on [YouTube video](#).



Photo: Scotty Kenton Photography

- F. Promote music, history, arts and culture during the off-season to expand arts in the community and further economic development initiatives.
- G. Develop and support a Community Arts and Culture Plan that celebrates creativity, community identity, economic development, traditions and the lifestyle of the community in literature, art, music, dance, theater or other cultural elements or artistic expressions.
 - i. Establish an Arts Advisory Committee to foster the arts in the community and to develop and implement the Community Arts and Culture Plan in collaboration with the local arts organizations, all age and demographic groups, Ute Indians, and key stakeholders.
 - ii. Seek grant funding and donations to prepare the Community Arts Plan.

Goal AC-3:
Support, encourage and instill volunteerism as core tradition and component of a healthy community.

Actions:

- A. Create and maintain a database of volunteers and volunteer opportunities in the community, including but not limited to non-profit and governmental entities.
- B. Work with the Ouray School District to create and encourage students to volunteer in the community to teach the importance of donating their time to help others, provide inspiration, and show how they can make a difference in the world.

Photo: You Knew Me When by Lazzie Tilles



The Benefits of a Creative District

A division of the Colorado Office of Economic Development, Colorado Creative Industries (CCI) administers the Colorado Creative District Program. This program allows a specific geographic area to be defined as a creative hub which can attract artists and creative entrepreneurs to the geographic area or community. This program offers selected communities’ access to financial and technical support, networking and training.

According to the CCI, the creation of these districts provides the following benefits:

- **“Attracts artists and creative entrepreneurs to a community, infusing new energy and innovation, which in turn enhances the economic and civic capital of the community;**
- **Create hubs of economic activity, thereby enhancing the area as an appealing place to live, visit and conduct business, as well as create new economic activity;**
- **Attract visitors;**
- **Revitalize and beautify communities;**
- **Provide a focal point for celebrating and strengthening a community’s unique identity;**
- **Showcase cultural and artistic organizations, events and amenities;**
- **Contribute to the development of healthy communities; and**
- **Improve the quality of life of Colorado’s residents.”**

The CCI’s mission: “CCI believes that creativity, imagination and innovation are critical for economic growth, community vitality, and education success. We understand that, given the scale of Colorado’s creative assets, the nonprofit and commercial creative sectors combined can make the best case for the creative industry’s impact on the economy. Our programs and partnerships are dedicated to delivering high quality arts programming with a commitment to inclusion, access, and equity.”

IMPORTANCE OF VOLUNTEERS TO THE COMMUNITY

Volunteers are a crucial part of the community fabric and culture in Ouray. Volunteers ensure government functions and programs with the City Council, Planning Commission, Beautification Committee, Parks and Recreation Committee and its recreation programs, Tourism Advisory Committee, and the Community Economic Development Committee all composed of volunteers. The Ouray Fire Department and Ouray Mountain Rescue ensure protection of public safety through volunteers that come rushing into harm’s way at the sounding of the alarm. City non-profits would not exist without volunteers with the Ouray County Historical Society, Ouray Chamber Resort Association, Friends of the Wright Opera House, Ouray Ice Park, Inc., Friends of the Via Ferrata, Women’s Club of Ouray County, Ouray Trail Group, Ouray Library, and the Ouray Performing Arts Guild. Fraternal organizations and numerous churches round out this huge volunteer base with the Womens Club of Ouray County, Ouray Elks Lodge, Masons and Rebekah’s. The city celebrates its volunteers and organizations that make it a great community!



Photo: Ouray Beautification Committee



Photo: Pinpoint Imagery

COMMUNITY HEALTH

Goal CH-1:
Strive to be designated as a Healthy Eating and Active Living Community (HEAL) working with LiveWell Colorado and support access to healthy and affordable food.

Actions:

- A. Join the LiveWell program, identifying the highest HEAL priority; pass a resolution for HEAL.
- B. Support efforts to provide access to healthy food, active living and a healthy workplace.
- C. Promote, develop, improve and maintain city recreational assets for active living, such as hiking at Box Cañon Park, walking the Uncompahgre River Walk Trail, hiking on the Perimeter Trail or swimming, water aerobics and the gym at the Hot Springs Pool.
- D. Support efforts to expand active living and health programs such as yoga programs and health fairs.
- E. Encourage and support Community Supported Agriculture operations in the area, and backyard community gardens to provide access to healthy food.

- F. Amend the LUC to ensure community gardens, farmers’ markets, and produce stands are a permitted use in all zone districts.
- G. Support efforts for food and nutrition education utilizing public health resources.
- H. Partner with state’s public and private institutions towards building a sustainable, equitable, and health-promoting food environment.
- I. Re-establish the Ouray Farmer’s Market by facilitating the creation of a volunteer group and/or non-profit to plan the market, seek vendors, and manage the market.
 - i. Create or find a non-profit entity to run the market working with the city on its management and operation.
 - ii. Determine appropriate location for the market that ensures its success and compliments events and activities in the city.
- J. Encourage and support community-based agriculture through amendments to the LUC to allow for appropriate animal and bee keeping in the city.

Goal CH-2:
Encourage, support and promote good mental health in the community to allow citizens the ability to realize their potential, cope with normal stresses in life, work productively and contribute to their families and communities.

Actions:

- A. Increase collaborative efforts across the region to build capacity for behavioral health.
- B. Support and encourage efforts improve the behavioral health system in the state, region, county and city.
- C. Support programs offering direct services such as substance use treatment, crisis services and child and mental health issues.
- D. Encourage health leaders to build the behavioral health workforce by integrating providers into primary care environments, supporting investments in community-based care, and telehealth and other technologies.
- E. Encourage funding efforts to improve behavioral health services.
- F. Reduce the stigma associated with mental health through education and awareness.

Goal CH-3:
Encourage, promote and require healthy housing in the city.

Actions:

- A. Encourage and support efforts that assure healthy housing in the community that are free from radon, lead, asbestos, and other hazardous materials.
- B. Encourage and support efforts to provide great water quality to every house in the city with lead free and sanitary plumbing.
- C. Improve access to healthy housing through city adopted policies, such as building codes, enforcing housing codes and incentivizing mitigation of known hazards.
- D. Improve community knowledge of healthy housing practices, such as paint lead testing, water testing, radon testing and asbestos testing.
- E. Ensure new housing is safe and healthy as required by city building and planning regulations.



Goal CH-4:
Support and encourage local and regional efforts that all city residents and guests have an equitable opportunity to be as healthy as possible.

Actions:

- A. Collaborate with regional stakeholders to identify, understand, seek and implement solutions to diminish and where possible eliminate health disparities.
- B. Support efforts to strengthen and expand leadership for addressing health disparities.
- C. Improve the well-being and vibrancy of the community through programs and policies that support equitable access to life enhancing resources such as quality food supply, housing, economic and social relationships (jobs), transportation, education, and health care to improve the length and quality of life for all residents in the city.
- D. Focus efforts on the priority populations of early childhood and youth, elderly, immigrants, low income residents, LGBTQ and isolated residents.
- E. Encourage and support behavioral, medical, senior services and dental offices in the city.
- F. Maintain and support improvements to the Ouray County Public Health Department office in the city.

Goal CH-5:
Strive to improve air quality in the city.

Actions:

- A. Prohibit smoking and vaping in all city parks and along the River Trail.
- B. Prohibit smoking and vaping along Main Street.
- C. Consider purchasing a street sweeper to provide for regular cleaning of Main Street.
- D. Continue to use dust control treatments on the city’s streets, and pave heavily used streets to minimize dust.
- E. Consider becoming a smoke and vape free city.
- F. Work with the Ouray County Public Health Department to provide community education on the adverse health impacts caused by smoking and vaping.
- G. Revisit the city regulations regarding dog poop to ensure healthier air quality.



Photo: Steve Guphard

MINDFUL GROWTH TO MAINTAIN COMMUNITY CHARACTER

All residents, property owners, business owners, employees and guests strongly value Ouray's community character. They also understand that the community will have to change to achieve the Overall Vision and the Theme Vision statements. Ouray's city limits cannot expand any more due to topographic and geographic constraints that limit development, with a conservation easement limiting any growth to the north of the city. The city must therefore grow through infill development and redevelopment. This means that density within the city must be increased through rezoning and LUC amendments. The city can also encourage the conversion of certain tourist-oriented land to community-based land that provides for meaningful attainable housing.

The majority agrees on the need to preserve the city's rich historical resources. The Ouray Historic District is designated on the National and State Register due to the large number of historic buildings that are located in the original townsite. These historic buildings and storefronts are a key component of the community character and must be preserved in order to maintain Ouray's unique community character.

Ouray must also create a more resilient and sustainable economy that is not just based on tourism, with the desire to significantly expand small businesses and appropriate industries in the community. It is also vitally important for Ouray to focus on sustainable tourism where marketing is kept in balance with tourism infrastructure and community capacity to where residents do not feel overwhelmed by the number of tourists visiting the community. The community has established the following Theme Vision Statements, goals and action to ensure mindful growth that maintains the community character:

Land Use. Ouray maintains its small town and unique high alpine, historic character while allowing for growth as envisioned by the city, and as a growth center of Ouray County with a balanced mix of land uses.

Heritage and Historic Resources. Ouray retains, celebrates, and preserves its outstanding historic resources and traditions as a cornerstone of community character and pride.

Economic Development. Ouray is an economically relevant and resilient economy that is connected to the southwest region and represents the best practices in local entrepreneurship, tourism, outdoor recreation and public-private partnerships.

Tourism. Ouray is a world-class, sustainable mountain destination, where visitors enhance the year-round economic vitality of Ouray by engaging in authentic experiences that reflect our community values, history and environment.



Land Use



Heritage and Historic Resources



Economic Development



Tourism



Photo: Gretchen McArthur

Photo: Gretchen McArthur

Photo: Gretchen McArthur

Photo: Ouray County Historical Society Collection

Photo: Courtesy of Ouray Via Ferrata

Photo: Scotty Kenton

LAND USE

Goal LU-1: The City of Ouray promotes the Future Land Use Plan to provide for a sustainable and vital community and achieve the Overall Vision.

Actions:

- A. Amend the City of Ouray LUC to implement the Future Land Use Plan and other Community Plan goals and actions.
 - i. Require rezonings, PUDs, conditional use permits, subdivisions and other discretionary development applications to be in general conformance with the Community Plan.
 - ii. Consider a city initiated zoning amendment to rezone all property in the city in general conformance with the Future Land Use Plan.
 - iii. Create new zone districts and zoning requirements based on the land use categories in the Future Land Use Plan.
 - iv. Consider reducing the minimum lot size to match the historic platted lot within the City of Ouray Townsite Plat.

- a. Consider reducing the minimum lot frontage to 25 feet consistent with the Townsite Plat.
- b. Consider allowing for the reduced lot size only if a primary dwelling unit or an accessory dwelling unit is provided that is deed restricted to provide housing to employees working within the geographic boundary of Ouray County.
- c. Evaluate reducing building setbacks in certain zones to allow for more dwelling space constrained lots.
- v. Consider increasing the density allowed in every zone district in the city consistent with the Future Land Use Plan.
 - a. Ensure housing is allowed and encouraged in all zone districts in the city except the open space zones.
- vi. Consider revising the maximum floor area; site coverage; and other dimensional standards to promote housing and appropriate mass, scale and density in the community.

- vii. Consider increasing the maximum height allowed in the Main Street area (Current C1 Zone District) from 35 feet to 40 feet or higher compatible with historic buildings heights.
- viii. Revise the city Zoning Regulations to provide for the desired level of infill development and new development with increased density for desired housing, commercial uses, light industrial uses and civic uses to achieve the Overall Vision.
- ix. Consider allowing for up to four single-family dwelling units on two historic city lots through new cottage cluster design standards and a subdivision process to allow for ownership.
 - a. Require at least two of the homes to be deed restricted attainable housing.
- x. Establish zoning regulations that encourage small house and small dwellings with a greater density in the community that are compliant with the city adopted Building Regulations with local amendments as needed.
- xi. Revise the city’s Parking Regulations to provide incentives for desired land uses.

- a. Allow for deed restricted attainable housing parking to be provided on-street if available.
- b. Allow for commercial use parking in the Downtown Core to be provided on-street.
- xii. Consider allowing duplexes, triplexes and four-plexes in the Historic Residential, Residential and Residential/Commercial areas either as a permitted or conditional use.
- xiii. Revisit all the land uses allowed in every zone district to ensure that the Overall Vision, goals and actions of the Community Plan are met.
 - a. Eliminate land uses that do not provide any community housing or other desired land uses in the city such as a prohibition on new RV parks, storage uses, and other uses that do not generate housing, economic development or jobs.
 - b. Encourage mixed-use development with supporting non-residential uses in the Residential/Commercial, Main Street; Commercial and Light Industrial areas to assure community sustainability and vitality.



ROLE OF THE FUTURE LAND USE PLAN

The Future Land Use Map is intended to show the locations of desired uses in the City to achieve the Overall Vision. Land use applications should generally conform to the Future Land Use Map as provided for in the Town’s Land Use Code. The Future Land Use Map is NOT a zoning map, and any changes in current City zoning will require a public hearing process in association with a zoning change.

- xiv. Explore requiring new infill development to reach a minimum density for housing, activity and vitality to ensure that the limited land resources are not wasted on low density projects.
- xv. Encourage attainable housing to be provided in existing RV parks, light industrial, commercial and other properties through LUC and other incentives.
- xvi. Place a cap on short-term rentals due to a high percentage of vacant unoccupied housing rate, and surrounding communities have placed caps on the number of short-term rentals that further pressures the conversion of existing and new housing stock in the city.
- xvii. Revisit the city's nonconforming use, lot and building regulations as an incentive to desired infill development and redevelopment.
- xviii. Conduct an audit of the LUC and Municipal Code to determine amendments that will help Ouray become a more sustainable community. Provisions should be in the LUC to allow for all renewable energy systems, appropriate urban agriculture, and water and energy conservation.
- xix. Encourage infill development and redevelopment with land uses as envisioned on the Future Land Use Plan.

- xx. Utilize a robust communication and engagement process with property owners, business owners, residents and other stakeholders when amending the LUC through the city's adopted process.
- xxi. Consider prohibiting lot line vacations that create a bigger lot that eliminate potential homesites (and eliminate density (no net loss of density) and create larger homes.
- B. Provide a balanced mix of uses to accommodate residents and visitors.
- C. Encourage compact developments that create true neighborhoods, reduce the amount of land for residential use, minimize resources consumed, and are located next to existing infrastructure.
- D. Explore the use of public-private partnerships to further the goals of the plan, such as the use of city land, County land or School District land for attainable housing.
- E. Create, adopt, implement and maintain subarea plans for key areas of the city, such as the Hotel District, and the Downtown Core.
- F. Consider a prohibition on new chain stores in the city.

Goal LU-2: Encourage and promote development in the Downtown Core.

Actions:

- A. Encourage and support efforts for infill development and redevelopment with appropriate density, mixed-use and with housing that creates an active, vital and sustainable Downtown Core.
- B. Create, adopt, implement and maintain a Downtown Core Placemaking Plan.
 - i. Engage the Colorado Department of Transportation to create a plan that uses the CDOT Highway 550 Right-of-Way to create a great place with potentially wider sidewalks for outdoor dining; reduced highway pavement; public amenity spaces; landscaping; improved crosswalks; and other improvements that are desired by the city citizens, business owners and property owners.
 - ii. Create and adopt a Downtown Core Master Plan.
- C. Consider creating a Downtown Development Authority, Urban Renewal Authority or similar entity for promoting and developing the Downtown Core.
- D. Explore financing mechanisms to improve the Downtown Core, such as Local Improvement District of a Tax Increment Financing special district.
- E. Pursue and embrace the Colorado Main Street Program and/or Downtown Colorado, Inc. to help improve the Downtown Core.

PLACEMAKING

Placemaking is a multi-dimensional bottom up approach to planning for a space with the intention of transforming for the betterment of the community without displacing existing users. This method focuses on observing the existing conditions and assets of a place, engaging the local community in order to create a plan that best understand the needs and goals of the users that is not a one size fits all plan. The intention is to study the existing conditions and enhance them to promote people's health, happiness and well-being without taking away from the natural character. It can be government driven or a grass roots community driven process. When done well, this type of planning instills pride in the existing community and invites new users, while enhancing underutilized and overlooked spaces in a community such as alleys, sidewalks, vacant parking spaces or lots.



Photo: Courtesy of Ouray Via Ferrata



Photo: Gretchen McArthur

Goal LU-3:
Maintain, improve and protect Ouray’s historic small-town character while allowing for development to achieve the Overall Vision.

Actions:

- A. Consider creating and adopting design and historic preservation regulations in the LUC that protect the community’s historic, small town and alpine character.
- B. Revisit the city’s Sign Regulations to ensure the community character is protected and businesses are allowed reasonable and effective signage.
- C. Revise the city Lighting Regulations to require new and existing lighting to be dark sky compliant.

Goal LU-4:
Promote and encourage sustainable land use development.

Actions:

- A. Promote a compact, sustainable land use pattern that prioritizes infill and redevelopment of existing developed land and is well-connected to existing and planned street, trail and sidewalk systems.
- B. Plan for and provide infrastructure for development as envisioned by the Community Plan.
- C. Conduct an audit of the LUC and Municipal Code to determine amendments that will help Ouray become a more sustainable community. Provisions should be in the LUC to allow for all renewable energy systems; urban agriculture; and water and energy conservation.
- D. Consider requiring new development to provide for livable and sustainable design such as the provision of green spaces; green building practices; amenities for residents; and pedestrian and bike connectivity.

Goal LU-5:
Guide development to be located within the city to protect the surrounding mountainsides and rural County lands from development while looking at opportunities to provide attainable housing.

Actions:

- A. Engage Ouray County and key stakeholders to create and adopt a Three Mile Plan for the city; and to revisit the Intergovernmental Agreement with Ouray County.
 - i. Create programs and regulations that ensure mining claims surrounding the city will not be developed in order to protect the scenic backdrop of the city. Such programs include a County and city Transfer of Development Rights program, and open space program purchase of claims.
 - ii. Plan, encourage and support the preservation and development of recreation assets on the mountainsides surrounding the city provided the scenic high alpine backdrop is maintained.
- B. Amend the Intergovernmental Agreement with Ouray County to implement the Three Mile Plan and recognize any sites in the City of Ouray Area of Influence that were identified for attainable housing.

Goal LU-6:
Plan and implement attractive and inviting gateways, corridors, civic centers and public spaces throughout the city.

Actions:

- A. Engage stakeholders and the community to revisit the city brand and logo.
- B. Update and improve the two city gateways.
- C. Create, adopt, implement and maintain a Streetscape and Alleyway Plan that provides the desired landscaping and improvements for all the streets and avenues in the city.

- D. Improve and maintain the city parks areas as envisioned in the parks and recreation master plans.
- E. Support and encourage public right-of-way clean up, maintenance and beautification programs.

Goal LU-7:
Avoid locating land use development in natural hazard areas unless mitigation is provided.

Actions:

- A. Work with FEMA, DOLA and other agencies to obtain funding for the creation and adoption of a rockfall hazard study for the city that includes recommended regulatory policies.
- B. Amend the LUC to require development in an identified alluvial fan to be constructed above the base flood elevation as determined by an engineer.
- C. Amend the Floodplain Regulations to meet FEMA requirements.
- D. Ensure the LUC is amended to appropriately address development in other natural hazard areas such as steep slope areas that are 30% or greater.
- E. Conduct a Hazard Identification and Risk Assessment (HIRA) Process as outlined in Colorado’s Planning for Hazards Guide and integrate recommendations into the LUC, building regulations and Municipal Code.

Goal LU-8:
Consider annexations to the city as appropriate to implement the Community Plan.

Actions:

- A. Amend the LUC to establish local policies and procedures for annexations.
- B. Only consider annexations that provide for a community benefit consistent with the Community Plan. All annexations shall generally conform to the Community Plan.
- C. Only consider annexations that provide a positive fiscal impact or positive benefit to the city, and reject annexations that create a negative fiscal impact or are contrary to the Community Plan or public interest. Annexations will pay their own way and not cause cost increases to existing city property owners or businesses.
- D. Evaluate annexation proposals to understand the impacts to demands for services, water resources, sewer resources and other infrastructure.
- E. Consider annexing the Ouray Ice Park properties to the city for ease of governance and management.



Photo: Gretchen McArthur

Future Land Use Plan

The Future Land Use Plan is a guide for making decisions on land use within the city. It will be used on a daily basis by city staff, developers, appointed boards, business owners and property owners to guide decisions on land use type, location and intensity. The Future Land Use Map also is the foundation to the desired future zoning in the city and serves as a way to implement the community’s Overall Vision, Theme Vision Statements and the goals and actions set forth in the Community Plan. The Future Land Use Map is NOT a zoning map, and any changes in current City zoning will require a public hearing process in association with a zoning change.

The Future Land Use Map designates all city territory with a general classification of use. Each classification corresponds with a land use description in the plan descriptions below. This designation helps provide guidance for City staff, the Planning Commission and the City Council in making decisions on certain land use applications, including rezonings, PUDs, conditional use permits, and subdivisions. It should also be used to guide infrastructure planning and inform LUC zone district revisions.



The Future Land Use Plan consists of the maps in Figures 1 and 2: on pages 42 & 43 and the following associated land use categories and descriptions:

HISTORIC RESIDENTIAL LAND USE

Single-family homes, duplexes, smaller multi-family residential uses, and related accessory uses.

Description/Character

- Located within the historic townsite with numerous historical structures located throughout the area.
- Maintenance of historical character, scale and mass.
- Preservation and rehabilitation of historic structures.
- Restoration of historic structures so they can once again contribute to the historic district.
- Front yards, rear yards and detached accessory buildings to match historic development pattern.
- Maintenance of city grid in lot configuration.
- Historic proportions in building design, shape and window-to-wall ratios.
- Height compatible with surrounding development.
- Historically compatible and sensitive development with appropriate additions and new residential development on vacant lots.

RESIDENTIAL LAND USE

Single-family homes, duplexes, smaller multi-family residential uses, and related accessory uses.

Description/Character

- Typically located outside the historic townsite with newer subdivisions.
- Some historic structures in the historic townsite merit special considerations for preservation, restoration and rehabilitation.
- Appropriate scale, mass and design to maintain community character.
- Height compatible with surrounding development.

MULTI-FAMILY LAND USE

Multi-family residential uses, and related accessory uses.

Description/Character

- High density multi-family housing.
- Maximum height of three to four stories as may be approved by the city.
- Require attainable housing in exchange for variations to the dimensional limitations via PUD or other city process.
- Landscape buffering to rights-of-ways and surrounding uses.
- Provide incentives to maximize housing units, such as height increases.
- Allow for limited commercial uses in appropriate locations that are primarily intended to serve the on-site development.

RESIDENTIAL-COMMERCIAL LAND USE

Duplex and multi-family residential uses; commercial uses; and related accessory uses.

Description/Character

- Maximum height based on surrounding development pattern, with higher heights allowed along Main Street and 2nd Street based on site context.
- Mixed-Use Development.
- Retail or restaurant on first floor adjacent to Main Street, 6th Avenue and 2nd Street to encourage activity and vitality.
- Mixed-use development with multi-family residences on upper floors with some attainable housing.
- Maintenance of historical character, scale and mass.
- Preservation and rehabilitation of historic structures.
- Restoration of historic structures so they can once again contribute to the historic district.

MAIN STREET LAND USE

Commercial uses, restaurants, mixed-uses, office uses and related accessory uses.

Description/Character

- On east side of Main Street, maximum height of three stories with third story setback from primary façade.
- On west side of Main street, maximum height of four stories with alley basement level and three upper floors, with fourth story setback from primary façade.
- Maintenance of historical character, scale and mass.
- Preservation and rehabilitation of historic structures.
- Restoration of historic structures so they can once again contribute to the historic district.
- Retail or restaurant on first floor adjacent to Main Street for activity and vitality.
- Historically compatible and sensitive development with appropriate additions and new development on vacant lots.

COMMERCIAL LAND USE

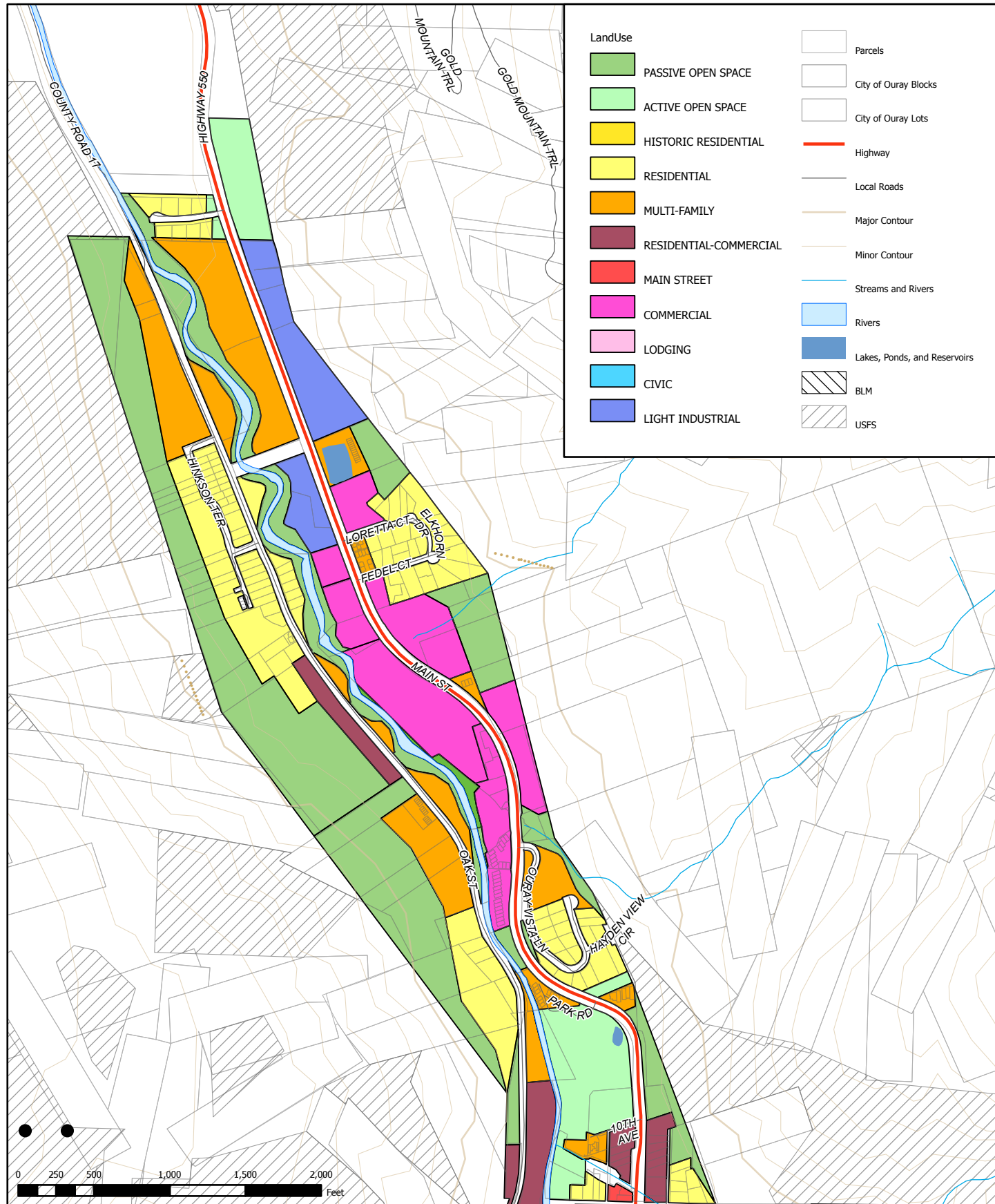
Retail, restaurant, office, commercial uses, multi-family and mixed-use.

Description/Character

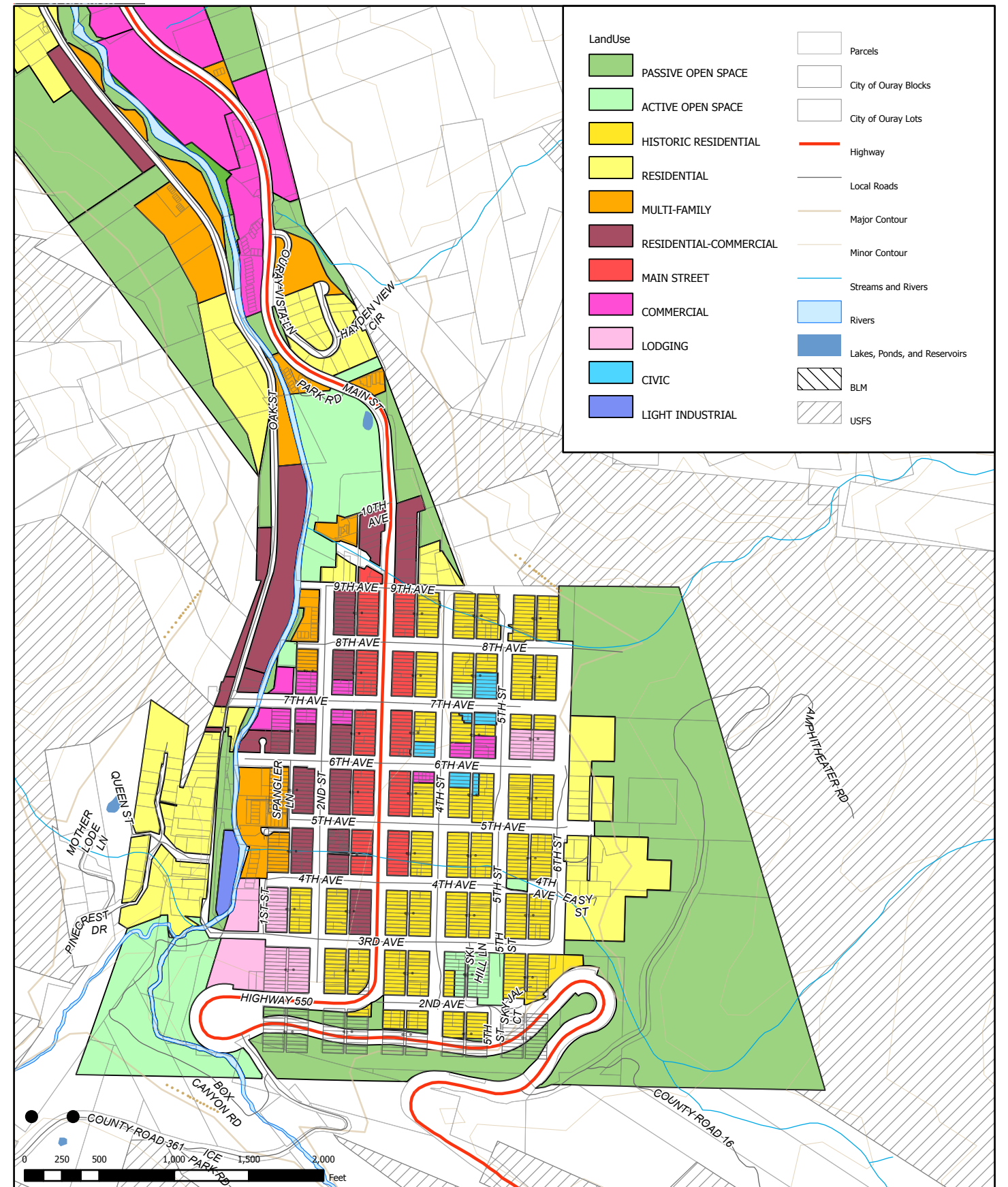
- Maximum height of three stories, with third story setback from facade.
- Within the historic district, maintenance of historical character, scale and mass; preservation and rehabilitation of historic structures; and restoration of historic structures so they can once again contribute to the historic district.
- Retail, restaurant or entertainment uses on first floor façade along 7th Avenue.
- Landscape buffering of uses along the North Corridor.
- Service commercial and light industrial uses should be allowed in appropriate locations.



CITY OF OURAY - NORTH PLAT | FIGURE 1 FUTURE LAND USE



CITY OF OURAY - HISTORIC DOWNTOWN PLAT | FIGURE 2 FUTURE LAND USE



CIVIC LAND USE

Governmental buildings and community facilities; schools, attainable housing, and related accessory uses.

Description/Character

- Maximum height of three stories, with third story setback from facade.
- Within the historic district, maintenance of historical character, scale and mass; preservation and rehabilitation of historic structures; and restoration of historic structures so they can once again contribute to the historic district.

LIGHT INDUSTRIAL LAND USE

Light industrial land uses, mixed-use development with light industrial uses and attainable housing on upper floors with proper mitigation of any adverse light industrial impacts.

Description/Character

- Maximum height of two stories.
- Mitigation of impacts (dust, noise, odor, vibrations, etc.).
- Landscape buffering of uses along the North Corridor.



LODGING LAND USE

Hotels, motels and lodging uses, and related accessory uses.

Description/Character

- Maximum height of three stories above grade unless otherwise approved by the city.
- Encourage basement garage parking to reduce visual impact and do not count as above grade story.
- Landscape buffering of uses along the North Corridor.

PASSIVE OPEN SPACE LAND USE

Passive open space land use such as hiking, biking, nature viewing and picnicking, with no buildings or structures unless associated with a permitted passive use.

Description/Character

- Maintained and improved in natural state.
- Habitat improvement.
- Invasive disease and species mitigation.
- Wildlife protection and mitigation.
- Trails and improvements designed within natural context.

ACTIVE OPEN SPACE LAND USE

Active open space uses with organized events and constructed facilities, such as soccer, baseball, swimming, organized climbing, basketball, skiing, volleyball and similar park uses.

Description/Character

- Maintained and improved in accordance with city-adopted master plans.
- Habitat improvements where possible.
- Invasive disease and species mitigation.
- Wildlife protection and mitigation.
- Allowance for passive open space uses.

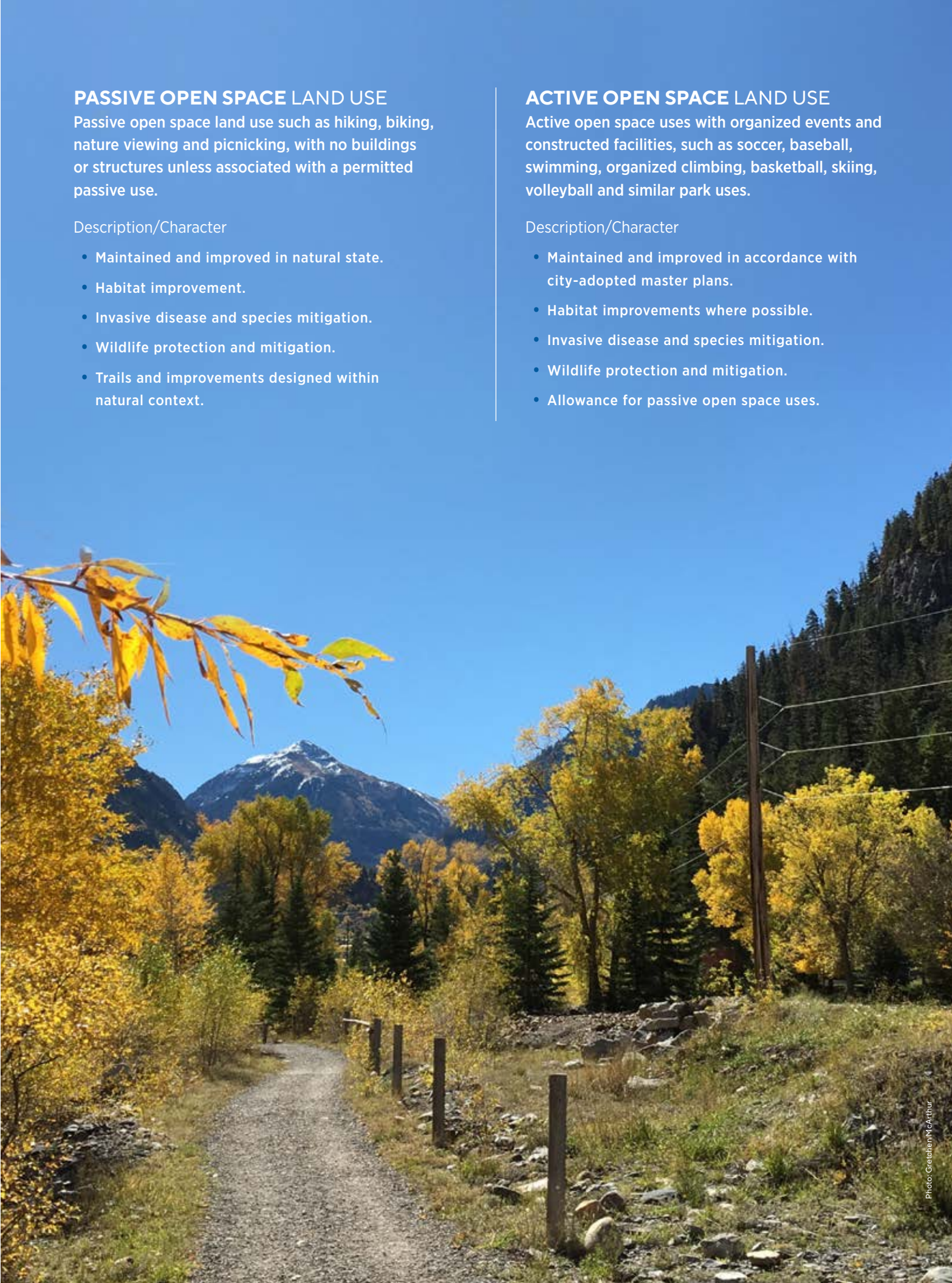


Photo: Gretchen McArthur



4th of July 1917. Photo courtesy of Ouray County Historical Society Collection

HERITAGE AND HISTORIC RESOURCES

Goal HH-1:
Preserve historic resources and the historic character of the City of Ouray.

Actions:

- A. Create and adopt historic preservation regulations for development within and adjacent to the National Landmark District to protect the historic character of the city; protect and preserve historic buildings and resources; allow for alterations and additions that do not diminish a buildings historic rating; require appropriate infill development; and provide for a process to allow for demolitions when a building cannot be reasonably rehabilitated.
- i. The new regulations need to be reasonable, simple to understand, and fit the culture of the city.

- ii. Provide annual training or education for the development community, architects and property owners on the adopted historic preservation regulations.
- iii. Update the historic preservation regulations as needed to account for new trends or address new issues or considerations that arise.
- B. Update the historic building survey when the city adopts new historic preservation regulations. Update the historic survey every five years.
 - i. Pursue grant funding in conjunction with the Ouray County Historical Society to leverage city funds for historic survey updates.
- C. Encourage and support the rehabilitation of historic buildings through State Historical Fund grants, historic preservation tax credits, and other tax credits and other financial incentives.
 - i. Assist, support and sponsor property owner grant and fund applications, and consider administering grants and other fund sources when needed.

- D. Maintain the integrity of the Ouray Historic District to prevent its removal from the National Register of Historic Places by the National Park Service.
- E. Evaluate the adoption of the International Property Maintenance Code to ensure historic buildings are maintained.
- F. Create policies and programs to maintain the historic context and fabric of city resources, such as the Box Cañon Park, Ouray Hot Springs and Lee’s Ski Hill.

Goal HH-2:
Provide incentives and education programs that promote historic preservation efforts.

Actions:

- A. Restart, update and expand the historic preservation awards program working with the Ouray County Historic Society to recognize outstanding rehabilitations, additions, alterations and infill development.
 - i. Provide updated and consistent historical plaques and interpretive panels throughout the city to promote historic preservation.
 - ii. Maintain historic plaques and panels throughout the city.
- B. Promote state and federal tax credits, grant programs and loans for historic preservation, building maintenance, and building improvements.
- C. Promote the economic and cultural benefits of historic preservation, and the city’s rich history, culture and historic resources in cooperation with the Ouray County Historical Society and local tourism and marketing entities.
- D. Develop technical assistance and educational programs to encourage private property owners to designate eligible properties and structures as Local Historic Landmarks.
- E. Update and promote the city’s historic walking tour.

- F. Educate and promote the city’s Ute Indian heritage and culture working with the Southern Ute Indian Tribe and other Ute Indian groups.
- G. Encourage education and promotion of the high concentration of Mesker Storefronts in the city.
- H. Celebrate and recognize the city’s rich history through new events, displays, educational platforms and media that attract and engage children and adults.

Goal HH-3:
Support and promote historic preservation organizations, programs and events.

Actions:

- A. Foster great working relationship with the Ouray County Historical Society.
- B. Support the Ouray County Museum and the research center and library annex in the city.
- C. Educate the community on the importance of historic preservation in the city and the retention of the National Historic District.
- D. Create an outdoor history and cultural area in the city for historic presentations, education and events.



Ouray Band. Photo courtesy of Ouray County Historical Society Collection



Chief Ouray and Wife Chipeta

By Mathew Brady - Library of Congress Prints and Photographs Division, Brady-Handy Photograph Collection.

History of the City of Ouray

Millions of years ago – The mountains surrounding Ouray formed when volcanic eruptions resulted in deep lava formed craters.

Within last two million years – Ice formed, and glacial activity created the rugged San Juan Mountains and the Ouray Valley leading down towards Ridgway. These geological events created an ideal environment for the deposit of ore.

Centuries before white settlers – For centuries, the Tabeguache Ute, a nomadic band, used these valleys in the summer to hunt and gather and soak in the “sacred miracle waters”.



Ouray Valley. Photo courtesy of Ouray County Historical Society Collection

1700s – The Utes served as guides for the expeditions seeking to pass through the Rockies. These Spanish explorers named this area the San Juan Mountains. The Spaniards saw the environment as too hostile to settle and did not stay. It wasn’t until the miners flooded the region that it was settled by white explorers.

1800s – In the late 1800’s the miners arrived in search of silver and gold. While some of the roads and towns that were developed remain, many have become relics of the past such as old ghost towns Sneffels, Red Mountain Town, Animas Forks, and Mineral Point.

1873 – Chief Ouray worked tirelessly to peacefully make treaties with the white settlers to protect his people and the Valley where they lived. However, by 1873 Ouray reluctantly signed a treaty releasing the San Juan territory to encroaching settlers.

1875 – Prospectors arrived in the area chasing silver and gold. With the rich deposits found in the land, Ouray quickly grew into a booming western mining town.

1876 (October 2) – Ouray was incorporated and named after Chief Ouray two months after Colorado become a state. According to papers filed there were over 400 residents of Ouray at this time.

1877 – City population had grown to over 1,000 and was named the county seat of Ouray County on March 8, 1877.



Ute Indians 1911. Photo courtesy of Ouray County Historical Society Collection



Ouray. Photo courtesy of Ouray County Historical Society Collection



Whinnerah Cousins. Photo courtesy of Ouray County Historical Society Collection

1880 – Over 2,600 people lived in Ouray. Ouray became a shipping point and logistics center for the mining region.

1887 – The Denver & Rio Grande Railway (D&RGW) arrived in Ouray on December 21st, 1887. The railroad would continue running until the automobile and trucks caused a decline in ridership on the railroad.

1930 – Increased competition from the automobile and a desire on the part of D&RGW management to abandon narrow gauge operations led to an application by the railroad to discontinue regular passenger service. The line was abandoned on March 21, 1953.



Hot Springs Pool. Photo courtesy of Ouray County Historical Society Collection



Ouray Hospital. Photo courtesy of Ouray County Historical Society Collection

1980's – Mining slowly declined as the economy shifted away from mining to the tourism economy it is today. Residents and champions of the town helped shift the economy to a successful tourism industry that values the past relics while exploring the beauty of the landscape through recreation and soaking in the healing waters.

Present – While Ouray still boasts relics of its mining past, it has become a popular tourist destination where visitors flock to see the amazing landscapes and recreate in the beauty by foot, hand or motorized vehicles.



4th of July in Ouray. Photo courtesy of Scotty Kenton

DISCOVER MORE ABOUT OURAY'S RICH AND COLORFUL PAST, VISIT THE OURAY COUNTY HISTORICAL MUSEUM TODAY WHICH THE SMITHSONIAN INSTITUTE CALLED "ONE OF THE BEST SMALL MUSEUMS IN THE WEST".



Photo: Gretchen McArthur



Photo: Gretchen McArthur



ECONOMIC DEVELOPMENT

Goal ED-1: Improve and support existing businesses in the city.

Actions:

- A. Support existing businesses in the community through a business-friendly culture, regulatory changes, incentives, and other programs.
- B. Promote and support home occupations and remote workers that help drive the economy through regulatory changes and other incentives.
- C. Ensure business diversity and choices are maintained in the city.
- D. Encourage destination visitors to stay longer.
- E. Diversify community investment in the north corridor.
- F. Amend the city procurement policy to include a local business preference policy.
- G. Work with CDOT to ensure Red Mountain Pass is kept open through the winter to ensure backcountry recreation access.

Goal ED-2: Diversify and innovate the economy to improve resiliency, spread out economic activity throughout the year and create a more relevant, active and vital community.

Actions:

- A. Attract more year-round businesses and “cottage industries” that provide year-round employment, business diversity and complement existing business and community assets.
- B. Attract anchor destination businesses that drive traffic into Ouray while improving business diversity.

- C. Provide government and other incentives to retain, expand or attract new businesses.
- D. Improve and enhance the creative and performing arts in the community to expand the economy and improve community culture.
- E. Create and support a business startup/venture accelerator in the community with mentorships and education.
- F. Consider establishing or supporting an organization to promote businesses, business attraction and economic development.
- G. Encourage, support and market for film/media production in the area.
- H. Encourage and support more festivals in the community to improve the culture and economy.
- I. Support and encourage mining activities in the area and mining-related businesses.
- J. Encourage businesses that support local residents, such as doctors, dentists, senior services, laundry/dry cleaning, and coffee shops.
- K. Provide infrastructure to support existing and development as envisioned by this Community Plan.
- L. Encourage and incentivize the provision of attainable housing; childcare; desired community amenities, connectivity and a high quality of life to drive economic resiliency.
- M. Protect, support and improve the following key economic assets within the community to ensure economic resiliency: natural amenities; hot springs and geothermal resources; Historic District and historic buildings; cultural heritage; Ouray School; vibrant Downtown Core; outstanding parks, trails and other recreational assets; and Carrier Neutral Locations.
- N. Establish a strong base workforce and foster collaborative leaders to lay the foundation for public and private projects that benefit the broader community.
- O. Work with the Town of Ridgway, Ouray County and local foundation to develop a local leadership program to educate and foster community and business leaders who develop and foster a culture of commitment, seizing opportunities and continually building businesses and the assets of a community.
- P. Support development as envisioned by this Plan and in accordance with the LUC to further the economic development vision, goals and actions.
- Q. Encourage more office space for professional business.
- R. Promote economic development initiatives in the city through a dedicated webpage, city and business promotion of initiatives and programs; marketing; and forum or resource center for economic development.
- S. Consider adopting a business license ordinance to monitor business activity in the city, understand business trends and fund economic development in the city.

Goal ED-3: Improve the Downtown Core.

Actions:

- A. Support the Business Core by the creation and adoption of a Downtown Master Plan; joining the Colorado Main Street Program; Downtown Colorado, Inc. programs; and consideration of the creation of a Business Improvement District; Downtown Development Authority and/or Urban Renewal Authority.
- B. Expand the Business Core along Main Street and along avenues as envisioned by the Future Land Use Map.
- C. Provide convenient short-term and long-term parking in the downtown core, and evaluate creative options for providing parking, such as satellite parking.

- D. Encourage more outdoor dining and drinking areas in the Business Core to increase activity and vitality by revisiting and revising regulations, and to streamline permitting.
- E. Consider the creation of a “shop local” program working with area businesses.
- F. Strive to plan, design and create a vibrant downtown through zoning and special projects with mixed-use development with commercial on the main and street levels and long-term residential development on the upper levels; multi-use experiences; public spaces; appropriate landscaping; public art; outdoor dining; public restrooms; uniform wayfinding; safe sidewalks; community event areas; and similar improvements.
- Gs. Amend the city’s right-of-way encroachment policies to encourage and incentivize desired uses, and to include appropriate processes and fees.

Goal ED-4:
Expand and promote broadband within the community as a pillar of economic development.

Actions:

- A. Encourage and support high speed internet to encourage telecommuters with broadband provided to every property in the city.
- B. Market the fiber internet to key markets to attract desired businesses and individuals in the internet economy.
- C. Require open access for broadband infrastructure to ensure provider diversity and competition.
- D. Support and maintain existing and new Carrier Neutral Locations in the city, and associated anchor institutions and businesses.

Goal ED-5:
Support and promote education as the backbone of a strong local economy.

Actions:

- A. Support the Ouray School as an economic driver for the community.
- B. Encourage adventure-based learning and services for kids to adults.
- C. Determine if the current school facilities can be used or improved for vocational/manual arts training in the evenings, weekends or summers.
- D. Develop partnerships with area colleges on educational programs in the city.
- E. Encourage a small community college to locate in the city or Ridgway to support and improve existing and new businesses and help drive the local economy as envisioned by the Plan.
- F. Promote the city’s natural environment assets for professional training, such as emergency response, alpine rescue, ecology, geology, and sustainability.
- G. Encourage arts and holistic health education.

Goal ED-6:
Reinforce the City of Ouray as the County Seat.

Actions:

- A. Strive to maintain the City of Ouray as the County Seat and for the provision of needed community facilities and services.
- B. Continue to support the County with its Courthouse and Annex Building rehabilitation and improvement efforts.
- C. Encourage the County to relocate the Social Services, Land Use and Planning, and other County departments to the city in close proximity to the Courthouse.
- D. Support the County Health Department offices to be maintained and improved in the city.



Photo: Gretchen McArthur

Goal ED-7:
Collaborate and leverage resources with Region 10 Economic Development Initiatives.

Actions:

- A. Develop stronger relationships with Region 10, USDA, OEDIT, DOLA, Main Streets Program and other entities by meeting with the Executive Director on a regular basis and participating in key events and meetings.
- B. Promote economic development in the city by advertising the available Enterprise Zone benefits, such as the investment tax credit; new employee credits; vacant building rehabilitation tax credit; and job training tax credit.
- C. Evaluate local government tax incentives as may be allowed in an Enterprise Zone.
- D. Cooperate with Region 10 on implementing the Comprehensive Economic Development Strategy or any succeeding document.

SUSTAINABLE TOURISM

Sustainable tourism meets the needs of present tourists and host regions while protecting and enhancing opportunity for the future. Rather than being a type of product, it is an ethos that underpins all tourism activities. As such, it is integral to all aspects of tourism development and management rather than being an add-on component. The objective of sustainable tourism is to retain the economic and social advantages of tourism development while reducing or mitigating any undesirable impacts on the natural, historic, cultural or social environment. This is achieved by balancing the needs of tourists with those of the destination.



TOURISM

Goal TO-1:
Encourage, promote and require sustainable tourism to retain the economic and social advantages of tourism development while reducing or mitigating any undesirable impacts on the natural, historic, cultural or social environment.

Actions:

- A. Evaluate and update visitor capacity data on an annual basis and communicate through community meetings.
- B. Balance the needs of tourists with those of the community by aligning marketing strategies in symmetry with visitor capacity data and adjust as needed.
- C. Disperse visitors in the city and area to reduce impacts to congested areas and at-risk resources or assets.
- D. Promote lesser known or used area travel experiences except for those that are sacred.
- E. Encourage and expand new travel experiences and outdoor based adventure activities away from core tourism attractions that spread out tourism impacts and fit within the community culture such as new climbing attractions, guided trail tours, zip lines, new and expanded via ferrata, and a new recreational path in between Ouray and Ridgway.
- F. Collaborate with non-profit entities, Ouray County, BLM, CDOT, the Town of Ridgway, the USFS, Colorado Parks and Wildlife Department and other governmental agencies to identify at risk assets; promote the dispersion of travel experiences and recreation opportunities throughout the area; and provide for sustainable tourism.
- G. Develop and encourage coordinated opportunities for volunteers to address the maintenance of visitor resources in the city and on Federal and State land in order to maintain and improve user capacity and protect natural resources.

Photo: Courtesy of Ouray Via Ferrata

- H. Encourage and support tourism marketing, visitor services, and funding in line with the Community Plan policies.
- I. Coordinate marketing with regional destinations, agencies and non-profits to further the city's sustainable tourism efforts, pool resources and build capacity by working regionally.
- J. Educate and promote leave no trace backcountry ethics.
- K. Ensure that tourism marketing and assets are agile and adjusted due to changing preferences in tourism drivers.

Goal TO-2:
Encourage and support tourism businesses that diversify the economy, maintain the pillars of Ouray tourism, and spread out tourism throughout the year.

Actions:

- A. Encourage and promote Ouray as renewed health and wellness center around the hot springs with spas, integrated medicine facilities, holistic experiences, mindful development, meditation/yoga studios, apothecaries and similar activities and uses.
- B. Expand winter tourism opportunities, such as cross-country skiing, backcountry skiing, snowmobiling, and backcountry chalets.

- C. Encourage and support a conference center or conference center meeting infrastructure in the city.
 - i. Consider improvements to the Community Center's Massard Room and San Juan Room to provide better meeting space; needed technology; creating break out rooms; and improved facilities.
 - ii. Promote conference marketing to groups based on conferencing capacity.
 - iii. Develop a coordinated plan where conferencing resources are collaboratively marketed and utilized.
- D. Explore improving regional tourism private transit shuttles, and mass transit for non-motorized travelers flying into the Montrose Regional Airport.
- E. Promote and expand heritage tourism by providing infrastructure and marketing with a focus on its Native American, mining, and spa origins.
- F. Foster and support the San Juan Skyway and Grand Circle as tourism travel routes that are vital to the city.
- G. Support and maintain the Alpine Loop as premiere off road experience and attraction.
- H. Encourage and promote Ouray as a culinary destination.
- I. Encourage, support and promote the resurrection of the Ouray Food Festival.
- J. Support regional efforts to expand recreation businesses.

Goal TO-3:
Maintain and improve the positive tourism experience.

Actions:

- A. Fund the preparation, adoption and implementation of an overall wayfinding plan for the city.
 - i. Engage stakeholders and the community to create the wayfinding program.
 - ii. Provide a better connection and wayfinding between Main Street and the Ouray County Museum to increase visitation.
 - iii. Include the overall parks and recreation system in the wayfinding program.
 - iv. Improve access to public lands by more clearly defining existing trailheads and creating new trailheads where needed.
- B. Support additional family-oriented travel experiences such as expansions to the via ferrata, backcountry tours, and improving and maintaining city parks.
- C. Define and maintain the unique Ouray hospitality and friendliness through regular service industry training; attraction and retention of excellent chefs; education on the city's brand and tourism assets; and striving for excellent customer service and friendliness.
- D. Support efforts and initiatives that improve tourism assets and infrastructure.
- E. Collaborate with surrounding jurisdictions on tourism initiatives.
- F. Improve the quality of life for local residents as a strong marketing influence since happy and psyched residents will draw high quality visitors to the city.



Photo: Beth Bridges



Photo: Gretchen McArthur



RECREATION CAPITAL OF COLORADO, A SUSTAINABLE CITY WITHIN A PARK

Ouray is the Recreation Capital of Colorado with numerous amenities and facilities located right outside of every door. The River Park forms the recreational spine of the community connecting Rotary Park on the north side of the city to Box Cañon Park and the Ouray Ice Park and Ouray via ferrata on the south. Fellin Park with numerous active and passive open space uses lies along the envisioned River Park corridor with the Perimeter Trail encircling the city and tying other key recreational amenities together, including Cascade Falls Park and Lee's Ski Hill.

It is possible to go downhill skiing, ice climbing, rock climbing, hiking, biking, canyoneering, cross country skiing, swimming, and soaking without even leaving the city.

The City of Ouray is also the “City Within a Park” surrounded by USFS land, city land, private land that will most likely stay undeveloped due to significant development constraints. Parks within and around the city reinforce the City Within a Park and the natural backdrop, with community members desiring



to maintain and improve existing parks and the surrounding areas to improve the National Park-like character and vibe.

City residents also strongly value the natural environment surrounding and within the city. Nature is also just outside every door and window with dramatic and stunning views, common and rare wildlife, wetlands, rivers and creeks. It is therefore extremely important to Ouray citizens to maintain and improve the natural environment where possible.

The Ouray Hydroelectric Power Plant is one of the four oldest operating power plants in the world. The city is also sitting on a vast underutilized geothermal energy source. city residents agree that the city should become more energy independent and sustainable by encouraging the use of all renewable energy sources. The community has established the following Theme Vision Statements, goals and action to ensure the City of Ouray remains the Recreation Capital of Colorado and a Sustainable City Within a Park.

Parks, Recreation and Trails. Ouray is the Outdoor Recreation Capital of Colorado with diverse and exciting recreational opportunities within walking distance of every door.

Natural Environment. Ouray protects the beauty and improves health of the natural environment through stewardship, education and conservation.

Energy Vision Statement. Ouray utilizes and encourages the use of renewable energy sources and energy efficiency with significant advances in the use of geothermal, solar, hydropower and other alternative energy resources.



Parks, Recreation and Trails



Natural Environment



Energy Vision Statement





Ouray Ice Park



Photo: Courtesy of Ouray Via Ferrata

Ouray Via Ferrata

BILL WHITT AND GARY WILD CONCEIVED OF THE OURAY ICE PARK IN THE EARLY 1990s TO BOOST WINTER TOURISM IN THE CITY.

Prior to the ice park, Ouray was very quiet in the winter months with very little tourism activity that was solely focused on the hot springs development in the city. Ice farmers and man-made ice features were not even a concept before these two started running water down the sides of the Uncompahgre Gorge to create climbing features.

Ouray Ice Park, Inc. was formed in 1997 to organize the Ouray Ice Park. The Ouray Ice Park currently has over one mile of vertical terrain and over 100 ice and mixed climbs stretching along the Uncompahgre Gorge. The Ice Park attracts upwards of 15,000 people each winter season, with the premiere event the Ouray Ice Festival that attracts world renown climbers, and spectators.

The Ouray Via Ferrata opened in the summer of 2020 in the same gorge used by the ice park in the winter, with the main goal to expand recreational and climbing opportunities in close proximity to the city. The Friends of the Ouray Via Ferrata was formed in 2019 to plan, construct, manage, improve and maintain the via ferrata.

Both the Ouray Ice Park and Ouray Via Ferrata are very important to the local community because they generate significant economic development by attracting climbers and recreationists to the city that spend money on local lodging, dining and shopping. They also expand an already broad recreational base to help Ouray maintain its role as the Recreation Capital of Colorado, while also helping Ouray maintain a robust and unique climbing culture and community.



Photo: Adobe Stock: Vert

PARKS, RECREATION AND TRAILS

Goal PRT 1:
Improve, maintain and develop existing and new city parks as significant community assets with world class recreational improvements and programs.

Actions:

- A. Update the 2010 Parks, Recreation and Trails Master Plan to develop detailed goals and actions for each park; reflect desired maintenance and improvements; and to provide a graphic park plan for each park.
 - i. Planning for any specific park should be comprehensive and include landscaping, circulation, lighting, facilities, trail connectivity, improvements, and all other projected needs and uses.
 - ii. Ensure all park planning is comprehensive, long-range and integrated with other plans to provide for broad recreation planning for all segments of the community.
 - iii. Ensure buildings are designed to fit into the historic character of the community with consistent design in all parks as warranted.
 - iv. Implement green building and development standards where possible for city parks and recreation facilities.
- B. Partner with regional and local recreation providers to develop, improve and create and implement an overall maintenance program and adaptable program for all parks, grounds, vegetation/habitat improvements, buildings and facilities.

- i. Create a forestry management plan for all city parks that addresses planting of new trees, treating diseased trees and removal of hazard trees.
 - ii. Develop park design guidelines to ensure all park furniture, bear-proof trash and recycling, fencing, signage, fixtures, equipment and other improvements are consistent in all parks.
 - iii. Require natural, aesthetically pleasing fencing of the same design in all parks and prohibit chain link fencing unless such is needed for security or safety.
 - iv. Continue to cooperate with the Colorado State Forest Service and the United States Forest Service to treat diseased trees on city property and surrounding federal land.
 - v. Develop and implement weed management programs working with the County on all city owned park areas.
 - vi. Partner with the Ouray School District to share the costs and responsibilities for improving and maintaining the school playground and park facilities that are used by the students and making school grounds available to residents during non-school hours.
 - vii. Provide ADA access where possible to all city parks, with viewing platforms provided in the Ouray Ice Park for ice climbing and the via ferrata.
- C. Provide small pocket parks and community amenity spaces connected to sidewalk and trail systems where possible.
 - D. Review and update the park dedication requirements in the LUC to reflect the current cost of providing parks and recreational facilities.

- E. Consider the following 2021 suggested improvements for city parks when updating the 2010 Parks and Recreation Master Plan:

I. PERIMETER TRAIL PARK:

- a. Recognize the importance of the Perimeter Trail Park to Ouray being a City Within a Park and community that links all of the city parks together.
- b. Engage with the community, stakeholders and property owners to determine if the Perimeter Trail should be maintained and improved by the City of Ouray.
- c. Explore if the City should hold easements, permits, licenses or other Perimeter Trail entitlements.
- d. Determine appropriate Perimeter Trail Park improvements or changes as a part of an overall City park master plan process.

II. BOX CAÑON PARK:

- a. Explore year-round community use of the Box Cañon Park by keeping the visitors center open; and with new or improved buildings and facilities that provide for more community programming and activities.
- b. Provide ADA access where possible, with a focus on upgrading the main trail to the waterfall.
- c. Plant additional trees and vegetation as needed to enhance the environment and the park.
- d. Maintain and improve all trails to ensure public safety and a great visitor experience.
- e. Enhance the nature trail with new interpretive signs or features.

- f. Update and maintain the gazebos.
- g. Preserve the one-way road and pedestrian access along such road.
- h. City geologic interpretation areas.

III. OURAY ICE PARK:

- a. Continue to support the new Ouray Ice Park Water Initiative to provide more reliable water for ice farming.
- b. Provide permanent bathroom facilities and bear-proof trash/recycling for both summer and winter use with a location on the Perimeter Trail.
- c. Support the Ouray Via Ferrata and expansion as desired by the community.
- d. Provide designated viewing areas for the Ouray Via Ferrata.
- e. Encourage improvements to the ice park water system efficiency and aesthetics to stop water leaking and by undergrounding or painting ice park water lines.
- f. Provide more temporary seating for ice climbers and viewers.
- g. Provide more nature interpretive and ice parks signs.
- h. Consider Nordic skiing co-use in the park.
- i. Provide safety and other improvements for the ice park trails.



Box Cañon Park



Ouray Ice Park



Fellin Park



IV. LEE’S SKI HILL:

- a. Provide seating areas at the base to change boots, rest and allow for parents or others to watch the skiing.
- b. Provide a ski/board rack, bear-proof trash/recycling and permanent bathroom facilities.
- c. Continue to provide a fire pit by the seating area as an amenity.
- d. Revegetate the hill with native wildflower mix.
- e. Consider summer passive and active uses for the ski hill, such as trails, BMX trail, or a zip line.

V. FELLIN PARK:

- a. Improve geothermal resources.
- b. Finish replacing the Hot Springs Pool geothermal water line with insulated water line and other associated system improvements to increase geothermal resources at the pool.
- c. Convert the geothermal well OS-X2 to a heat exchanging system that operates without any shutoff utilizing water from the Biota water line to provide additional geothermal resources to the pool.

- d. Consider removing the Public Works building and the showers from geothermal heat to provide more geothermal resources.
- e. Provide a new Hot Springs Pool bathhouse and gym that includes desired community facilities and programming, such as a new multi-purpose room that can be used for yoga or other classes.
- f. Provide new bathroom facilities to accommodate larger events and improve the current facilities.
- g. Consider expanding pool hours and recreation programming.
- h. Provide a permanent stage for events and the arts.
- i. Expand and improve the current skate park.
- j. Plan and construct the River Park and trail through Fellin Park.
- k. Remove and relocate the pool storage area and Maintenance Building to use these areas for park uses.
- l. Provide better path lighting through the park.
- m. Complete the walking track between the fishpond and the current track.
- n. Provide paving and lighting for the parking lot, with temporary gravel.
- o. Provide additional bear-proof/recycling in the parking lot.
- p. Promote youth sports.

VI. ROTARY PARK:

- a. Ensure the park is planned and designed as the key gateway recreational park for the city.
- b. Provide for a shade structure or pavilion for the ice rink that also functions for summer recreational activities.
- c. Provide for Zamboni garage and storage with new pavilion facility.
- d. Provide better water control valve for ice rink creation and maintenance.
- e. Maintain the current ice rink until a new pavilion facility is constructed.
- f. Acquire land, an easement or permission to expand this park to include the cliff face to the east and provide and/or encourage new climbing features.
- g. Consider constructing a new bouldering structure.
- h. Provide permanent bathroom and bear-proof trash/recycling.
- i. Consider adding a BMX one-wheel track and out of the ice rink.

VII. RIVER PARK:

- a. Expand the River Park to the south around River Park Townhomes and through Fellin Park all the way to the Box Cañon Park through property and easement acquisition and trail construction.
- b. Provide trail and sidewalk connectivity between the River Park Trail and all city parks and major sidewalks and other trails, such as a trail/sidewalk and Highway 550 crosswalk connection to Rotary Park via the Chautauqua Road Right-of-Way.

- c. Improve the existing feeder trail and buffer to the River Park Trail from the Visitors Center until the River Park trail is constructed through Fellin Park.
- d. Continue to provide or encourage major riparian plantings and maintenance of existing plantings.
- e. Ensure the Colorado West Land Trust is consulted for any activities on land covered by its conservation easement(s).
- f. Provide trailhead signage and year-round permanent bathrooms, bear-proof trash/recycling and trailhead parking and access.
- g. Improve the current River Park Trail.
 - (1) Consider increasing the width and safety of the River Park Trail for better user access and experience.
 - (2) Consider paving or other surfacing consistent with community desires.
 - (3) Provide limited bench areas, bear-proof trash/recycling and additional dog poop bag stations.

VIII. CASCADE FALLS PARK:

- a. Provide permanent bathroom facility with bear-proof trash/recycling.
- b. Evaluate where erosion control and slope stability measures are needed in this park and on the Perimeter Trail leading to the park.
- c. Provide better signage and more passive open space uses, such as picnic tables or a small pavilion.



Rotary Park



River Park



Cascade Falls

IX. DOG PARK:



- a. Bench seating.
- b. Gravel or other durable surface to remove mud.
- c. Improve the grading and drainage to remove pooling water.
- d. Additional shade trees.
- e. Regulation dog agility course.
- f. City dog poop bag station.
- g. Area for really small dogs.

X. WOMEN’S CLUB PARK:

- a. Provide permanent bathroom facility with bear-proof trash/recycling.
- b. Provide for more benches and seating areas.
- c. Partner with the Women’s Club and school to determine what park improvements are needed.

XI. SCOUT PARK:

- a. Through a community process determine what developments, amenities, or programming are best suited to improve the park.
- b. Consider this park for public art installations opportunities.

Goal PRT-2:
Preserve and enhance the natural character of Ouray’s more natural parks, including Box Cannon Park, River Park, the Ice Park and Cascade Falls Park.

Actions:

- A. Preserve the natural character of Cascade Falls Park; Box Cañon Park and other city parks that have more passive park uses and natural habitat.
- B. Enhance habitat in these parks and address tree disease or infestation as needed with proactive methods and reforestation as needed.
- C. Promote native vegetation and remove invasive species and noxious weeds.

Goal PRT-3:
Develop, maintain and enhance the city’s trail system.

Actions:

- A. Implement and maintain the trail system shown in Figures 3 and 4 on pages 68 & 69.
 - i. Encourage or acquire all necessary easements for the development of the proposed trails or trail segments prior to construction.
 - ii. Ensure trail segments are constructed within easements.
- B. Prioritize the maintenance and completion of the Perimeter Trail improvements, such as the Main Street crossing by the Hot Springs Pool.
 - i. Work with CDOT on providing this crosswalk as a priority task.
- C. Improve pedestrian and other non-motorized circulation between the parks by connecting existing trail segments and constructing new segments.
- D. Provide and maintain public restrooms trash/recycling at key trailheads and trail locations.

- E. Expand the River Park Trail through the city along the Uncompahgre River as the main trail artery for the city’s trail network.
- F. Create new easier-to-moderate trails where possible.
- G. Update and implement the city’s sidewalk plan.
- H. Partner with and support efforts of the Ouray Trail Group to provide new trails and maintain trails around the city.

Goal PRT-4:
Provide parks and recreation facilities and programs that meet a variety of needs of Ouray’s multi-generational residents and visitors.

Actions:

- A. Support the Parks and Recreation Committee in the development and operation of programs, which provide a variety of activities for the city’s diverse population and visitors.
- B. Continue to encourage and solicit the participation of volunteers who are vital to the successful operation of many recreation facilities and programs.
- C. Create more recreation opportunities for youth.
- D. Create more passive outdoor recreation opportunities, particularly for older residents.
- E. Work with the Town of Ridgway and Ouray County to explore the creation of a recreational district to improve recreational programs and facilities.
- F. Develop more indoor recreational facilities year-round.

Goal PRT-5:
Develop the concept of “a City Within a Park” by creating a unified visual theme among the parks and the trail system that is congruent with the city’s architecture, history, and natural surroundings.

Actions:

- A. Showcase city and Federal recreational assets with the city surrounded by United States Forest Service Land and open space, and interconnected parks and recreation integrated within the city.

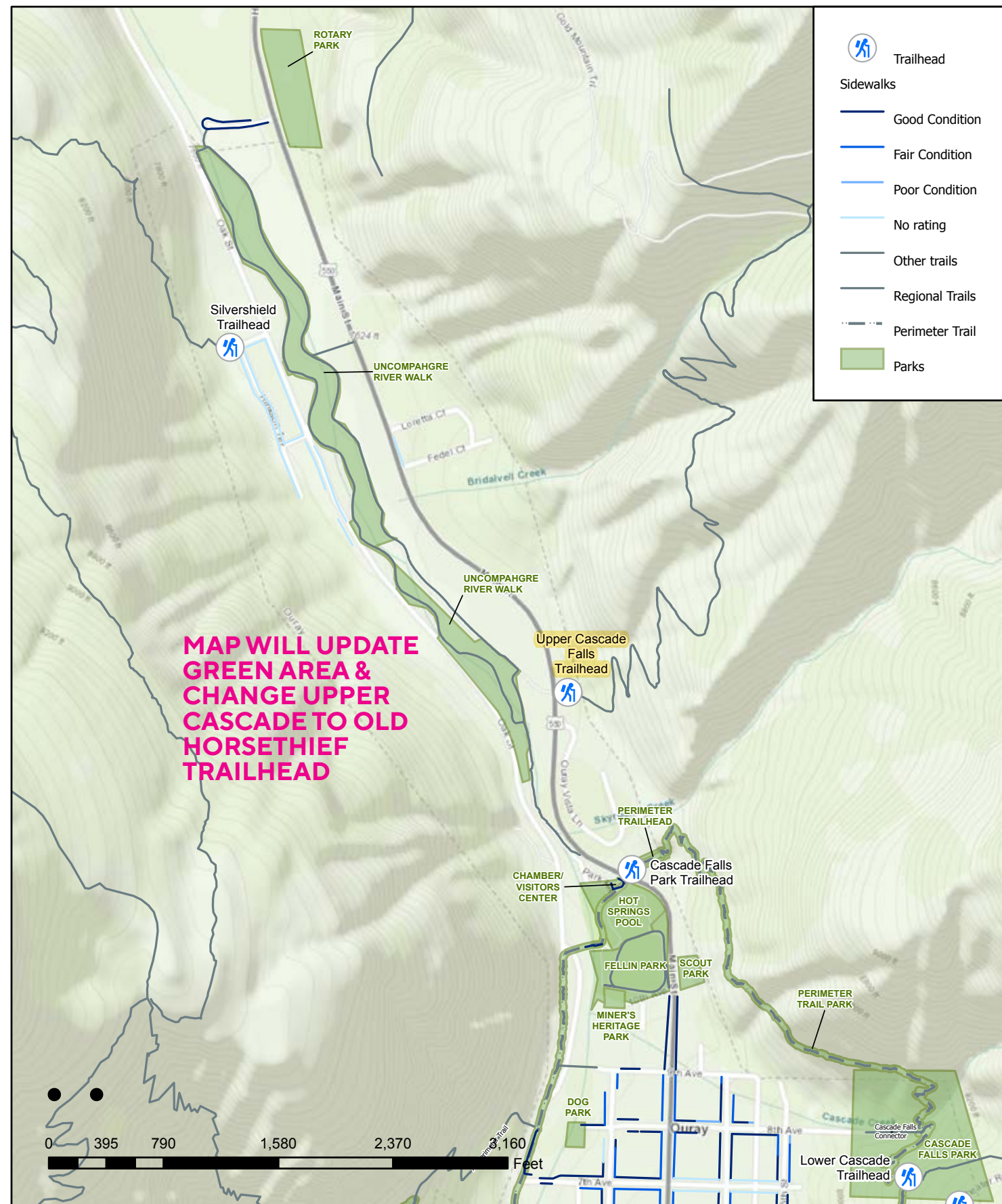
Goal PRT-6:
Address negative impacts caused by recreation/tourism around the town.

Actions:

- A. Partner with and support efforts of the Ouray Trail Group to maintain and improve trails around the city.
- B. Support County, local, state, and federal programs and efforts to maintain trails and reduce environmental and other impacts caused by UHV, OHV and other backcountry vehicles.
- C. Develop better trailhead parking, trailer parking, in town trailer parking.
- D. Develop the horseshoe parking lot on the south side of the city along Highway 550 for more efficient parking and bathrooms.
- E. Consider providing a shuttle to the Alpine Loop parking area to bring in OHV users into the city.
- F. Provide adequately sized bathrooms, trails and other necessary infrastructure to reduce impacts of high trafficked visitor areas. Support existing outdoor recreation businesses and the outdoor recreation culture in the community.
- G. Improve and expand the scope of the Ouray Ice Festival.
- H. Support and encourage climbing and guide services in the city.
- I. Work with CDOT to ensure Red Mountain Pass is kept open through the winter to ensure backcountry recreation access.
- J. Create special event regulations for events in appropriate section plans. With coordination on affected agencies.



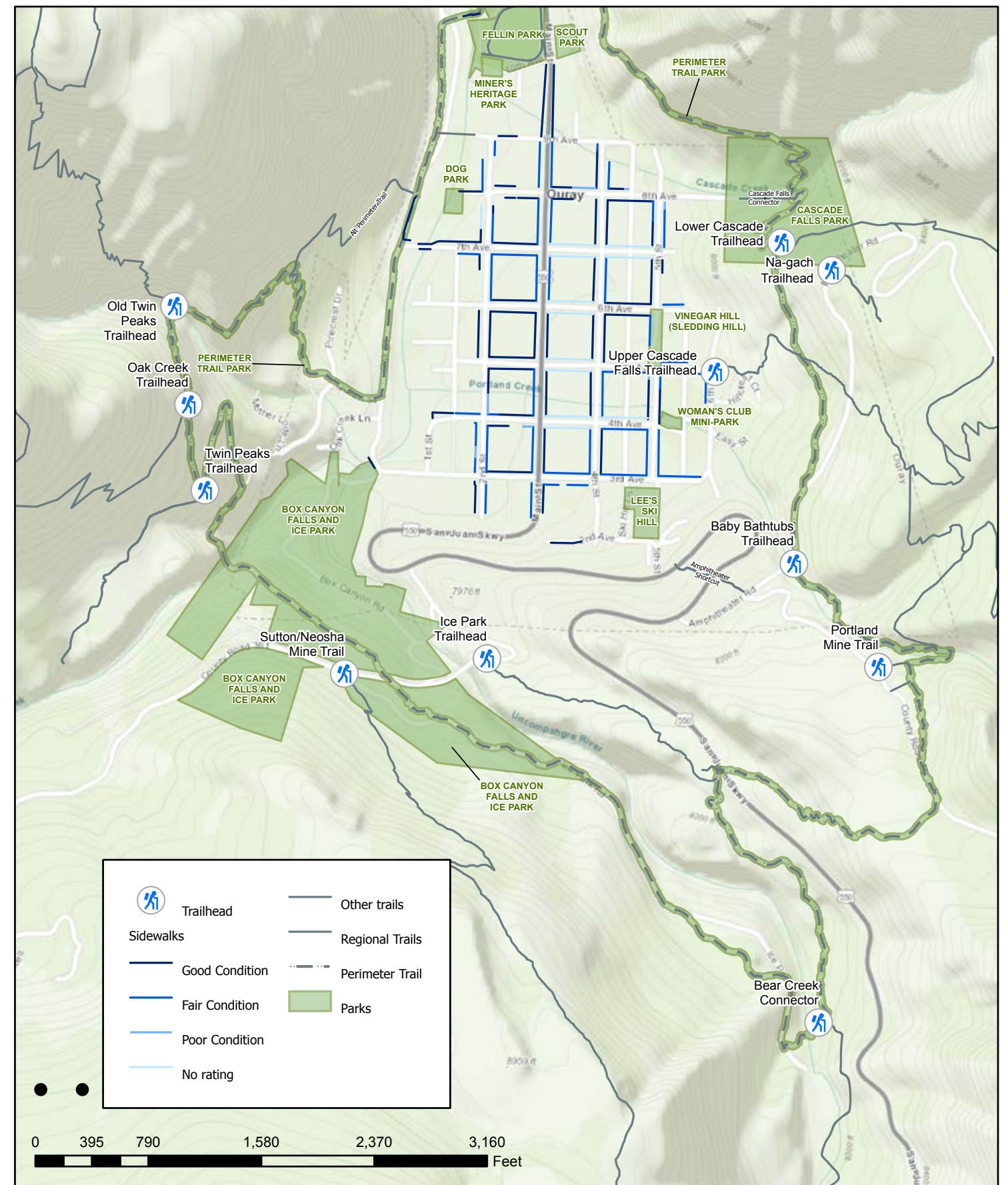
CITY OF OURAY | NORTH CORRIDOR
PARKS AND TRAILS | FIGURE 3



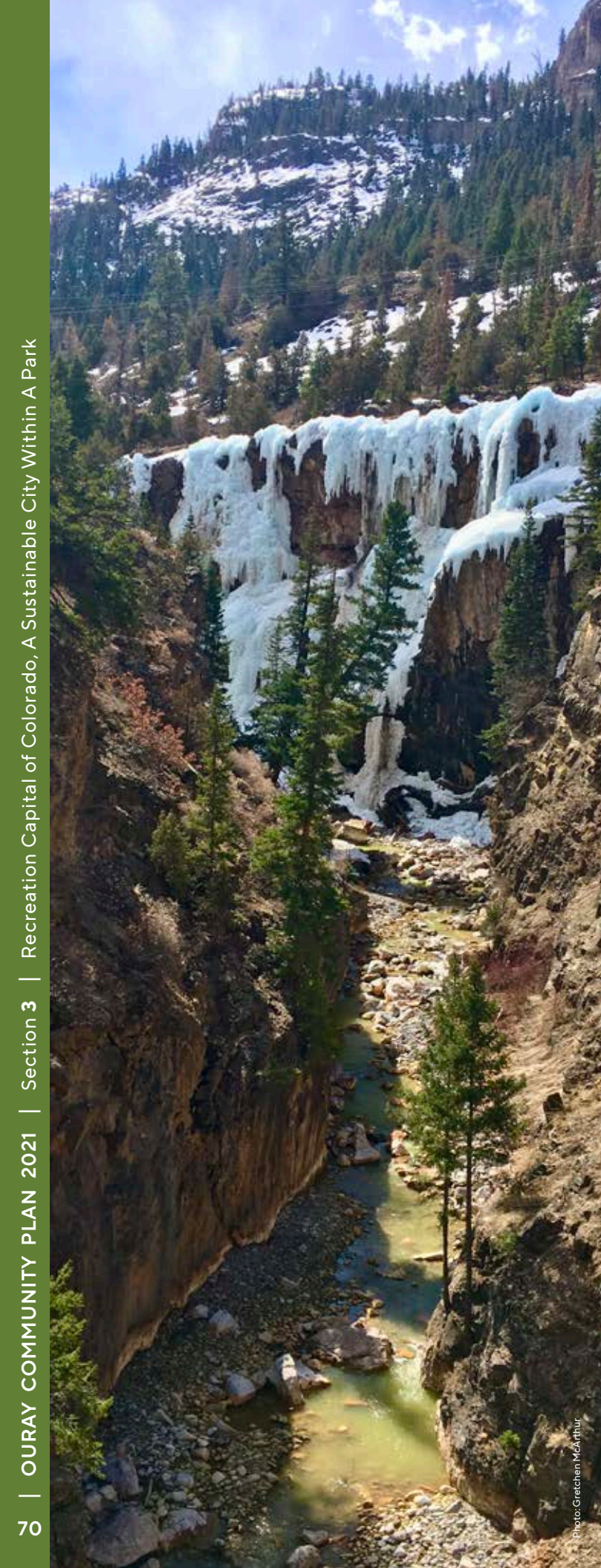
Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



CITY OF OURAY | SOUTH CORRIDOR
PARKS AND TRAILS | FIGURE 4



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



NATURAL ENVIRONMENT

Goal NE-1: Maintain and improve the Uncompahgre River.

Actions:

- A. Support and encourage efforts to clean up mine pollution in the river basin and improve water quality.
- B. Where possible, improve the river and riparian habitat through restoration plans, removing debris, planting native vegetation, constructing wetlands, removing non-native vegetation, and similar measures.
- C. Consider improving stormwater regulations that better protect water quality.
- D. Create an overall stormwater master plan that provides natural detention and retention where possible and prevents direct discharges into the river or associated tributaries.
- E. Consider creating a river setback to improve riparian habitat.

Goal NE-2: Improve the health of forests within and surrounding the city while also providing wildfire mitigation.

Actions:

- A. Continue to work with the United States Forest Service and Colorado State Forest Service on programs and efforts to improve forest health and wildlife habitat; mitigate impacts from pests or disease; provide for wildfire mitigation; enhance watershed protection; and improve scenic views.
- B. Create an active forest management and improvement program for all city owned property to ensure good stewardship, wildlife habitat, wildfire mitigation, and overall forest health.

- C. Revisit city regulations to ensure that diseased or dead trees are removed or treated as appropriate.
- D. Consider adopting wildfire hazard mitigation regulations in the city to reduce wildfire hazard.

Goal NE-3: Ensure areas with development constraints are safe for development.

Actions:

- A. Work with state and federal agencies to prepare and adopt a geohazard study for the city that addresses all geohazards, including rockfall, debris flows, unstable slopes, and steep slopes.
 - i. Consider amending the Ouray LUC to create rockfall hazard regulations for rockfall hazard areas.
 - ii. Consider amending the floodplain regulations to address areas of shallow flooding from alluvial fans.
- B. Avoid development within floodplains, where possible.
- C. Consider amending the floodplain regulations to ensure flumes and streams are maintained and/or improved during development to avoid potential flooding during high water runoff event due to clogs caused by debris or other man made alterations and disturbances.

Goal NE-4: The City of Ouray sustains and improves the beauty and health of the natural environment.

Actions:

- A. New development and infill development should complement the natural environment and should not impact environmentally constrained areas, such as steep slopes; floodways and floodplains; alluvial fans; riparian areas and wetland areas.

- B. Reduce the city's carbon footprint by setting measurable reduction goals.
- C. Ensure that the existing and future water supplies for the city meet or exceed health standards.
- D. Work with the USFS to create and implement a Source Water Quality Protection Program to ensure the city's water quality is protected.
- E. Support efforts that ensure air quality in the Region meets minimum State and Federal standards.
- F. Consider creating wetland regulations to protect these important environmental resources.
- G. Ensure city regulations address the prevention and removal of noxious weeds.
- H. Create a climate action plan to reduce greenhouse gas emissions from the city.

Goal NE-5: Promote sustainable regulations and policies that reduce environmental impacts.

Actions:

- A. Consider adopting the International Energy Conservation Code to reduce energy use and create greener buildings.
- B. Consider adopting stricter water conservation standards to protect the environment and maximize the city's water capacity for development as envisioned by the Community Plan.
- C. Promote and encourage the use of state and federal energy savings incentives for new and remodeled buildings, such as the Colorado C-Pace Program.
- D. Encourage the use of renewable energy systems in the city.
- E. Support efforts and programs that reduce the amount of solid waste from the city, such as recycling and composting programs.

- F. Encourage existing and new businesses to adopt an ecotourism ethos and practices such as: Green and non-toxic building practices utilizing local materials where possible; energy efficiency; renewable energy; utilizing organic and locally grown food; recycling and composting; gray water reuse; and green operations.

ENERGY

Goal RE-1:
Explore expanding the use of geothermal energy resources in the city consistent with the 2009 Geothermal Energy Report and the Geothermal Resource, Engineering and Economic Evaluation for the city.

Actions:

- A. Create a geothermal action plan for the city.
 - i. Work with major geothermal water rights holders to develop an exploratory drilling program and associated legal agreement to evaluate the feasibility of pumping additional hot water or using heat pumps and exchange systems for more geothermal energy use in the city.
 - ii. Consider the creation of heating district in the city. Analyze if there is enough geothermal capacity to create a geothermal heating district in the city.
 - iii. Prepare a study that evaluates the costs and benefits of a geothermal energy district

for part of or all of the city depending upon the available geothermal energy.

- iv. Obtain grants and other funding to implement the energy district.
- B. Consider consolidating in vaults or using individual discharge of used geothermal water to capture unused geothermal energy through heat pumps or heat exchangers.
 - i. Explore installing a vault to capture the Vinegar Hill and Wiesbaden Motel outflows for heat exchangers or heat pumps that can be used in the city Hall, the Community Center, the Fire Station, the County Courthouse, Historic Museum and Ouray School depending upon the amount of energy captured.
 - ii. Explore installing vaults at the Hot Springs Pool to capture the fishpond outflow for heating city buildings and surrounding properties if there is any remaining excess energy.
 - iii. Explore the use of other unutilized geothermal energy resources throughout the city, with priority for utilizing geothermal energy on city owned resources and facilities.
- C. Explore geothermal energy conservation at the Hot Springs Pool to maximize geothermal resource use through the outfall energy capture.

Goal RE-2:
Maintain city geothermal infrastructure to ensure maximum energy use.

Actions:

- A. Complete the critical Hot Springs Pool geothermal line upgrade and replacement project with the installation of new insulated line, which will increase geothermal energy flow.
- B. Replace the geothermal snowmelt system in the sidewalk around city Hall and the Community Center with new heat pump or heat exchanging system.
- C. Repair, replace and maintain all geothermal infrastructure as needed based on an overall program and capital improvements plan.
- D. Consider the creation of an incentive program to upgrade and maintain geothermal energy systems.
- E. Research potential Department of Energy grants to assist with Geothermal District infrastructure upgrades and expansions.

Goal RE-3:
Support and promote geothermal resources for recreation and energy production.

Actions:

- A. Promote geothermal resources as the centerpiece of economic development in the city.
- B. Support and promote local geothermal initiatives and businesses.
- C. Encourage and support research and projects that expand geothermal energy to new applications, improve energy efficiency and create new geothermal technology.
- D. Support the improvement of existing facilities and the creation of new facilities that utilize geothermal waters for recreation, amenity and health.

Goal RE-4:
Encourage and support new and existing hydropower plant operations in the city.

Actions:

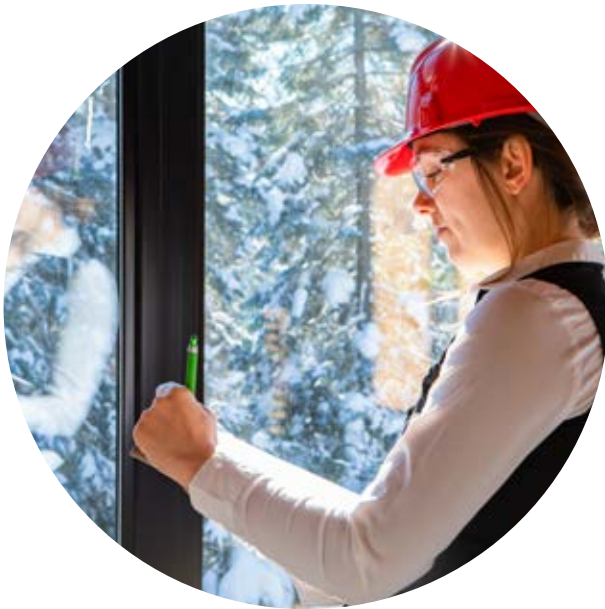
- A. Continue to cooperate and work with the owner of the Ouray Hydroelectric Plant to provide current and expanded electricity production.
- B. Provide additional small-scale hydroelectric plants where possible in the city, the surrounding county area, or the city's water system.
- C. Ensure city and County zoning allows for existing and future small-scale hydroelectric plants and associated infrastructure.



Goal RE-6:
Encourage and support other alternative energy uses in the city, including solar, wind, ground source heat pumps and biomass energy production.

Actions:

- A. Amend the LUC and Municipal Code to provide incentives for solar energy systems, such as maximum height increases, allowance in certain setbacks, and fee reductions or waivers for any required Community Development permits.
- B. Consider amending the LUC to allow for appropriately scaled and designed wind turbines with height increases considered to facilitate wind power.
- C. Provide incentives and allow for ground source heat pumps in all developments.
- D. Evaluate if a biomass energy facility is appropriate in the city given the proximity to abundant wood fuels.
- E. Convert city energy usage to alternative power sources as finances allow.



Goal RE-7:
Encourage energy efficiency improvements throughout the community.

Actions:

- A. Support non-profit and government energy efficiency efforts in the community.
- B. Educate community members and property owners on the importance of improving the energy efficiency of existing buildings, and available programs that incentivize improvements.
- C. Consider conducting an energy efficiency audit of all city facilities and initiating recommended capital improvements as a leading model for property owners to follow.



Photo: Gretchen McArthur



Photo: Gretchen McArthur

EXCEPTIONAL GOVERNANCE WITH MODERN AND MAINTAINED INFRASTRUCTURE

City residents demand exceptional governance with open transparency, excellent communication, and robust engagement. The city has done a great job over the years with elected Council members, appointed board members, staff and the community desiring higher levels of government performance with results on community voting measures and initiatives.

Ouray citizens, property owners, business owners and the State of Colorado are requiring modern and maintained infrastructure that is designed and planned for current and future demand. First on the list is an improved sewer treatment system that meets State of Colorado standards, minimizes adverse impacts and provides adequate capacity for new and anticipated development. Water infrastructure is next with the need to update the city’s water plan to ensure current

development and development as envisioned by the Community Plan will have adequate water resource. The historic water source of Weehawken Spring has been the lifeblood of the city, yet it may be influenced by surface waters and need a treatment system. It is also important to ensure more than one water source to have a backup in case some events impact the ability of Weehawken Spring to provide water. Other major infrastructure needs include replacing sidewalks, paving highly used avenues and streets, providing new sidewalks, and maintaining the flumes to prevent shallow flooding. The community has established the following Theme Vision Statements, goals and action to provide exceptional governance, modern and maintained infrastructure and an improved transportation system.

Responsive Governance. The City of Ouray provides responsive, transparent and accountable governance with capital planning to ensure modern infrastructure and improvements; commitment to customer service; and sound fiscal policies where spending is in line with anticipated revenues.

Infrastructure. Ouray commits to and delivers safe, innovative and realistic solutions for infrastructure including water, sewer, streets, and technology to meet the community’s desired level of improvement.

Transportation. Ouray strives to provide safe and convenient connected mass transit, pedestrian, bicycle, and vehicular transportation systems in the city, the county and the region.



Responsive Governance



Infrastructure



Transportation



Photo: City of Ouray

RESPONSIVE GOVERNANCE

Goal RG-1:
The City Council, Planning Commission, appointed committees and employees serve the public interest and the overall community.

Actions:

- A. Establish and foster a civil service culture and practice based on exceptional customer service.
- B. Celebrate the value of community service and the impact to community preservation, enhancement and development.
- C. Strive to run city government with transparency, accountability, fiscal responsibility and follow through that will continue to instill citizens trust in the government.
- D. Implement the Community Plan as the best expression of the public interest.
- E. Educate the general public regarding state mandates, restrictions, and long term implications of tax measures and voter initiatives, so they can be well informed when they vote on such initiatives.
- F. Ensure city government acts in line with voter initiatives.
- G. Revise Municipal Code regulations and city processes and procedures to provide efficient and streamlined services.



Goal RG-2:
The Ouray City Council, Planning Commission, city committees and employees are responsive, responsible, accountable and accessible to all citizens, businesses and guests in the city.

Actions:

- A. Ensure accessibility via telecommunications and in person during normal business hours for all departments, with 24-7 availability for police, fire and public works services that protect the public health and safety.
- B. Strive to respond to all communication within one business day.
- C. Improve governmental operations and procedures where possible to maximize taxpayer funds while also ensuring the protection of the public interest.
- D. Improve the development review procedures for more efficient and streamlined processes that do not compromise public input and desired outcomes.
- E. Reduce the debt load of the city where possible to ensure there are no adverse impacts.

Goal RG-3:
Improve communication, engagement and outreach on city services, city projects, community issues and other city matters.

Actions:

- A. Continue to improve and expand central messaging from the city.
 - i. Update, modernize and improve the city website to provide a central location for public information and messaging.
 - ii. Utilize key social media platforms for messaging across all demographic groups in the community, with links on the city website.
 - iii. Ensure the city is the first source of factual information to the community.

- iv. Livestream all Council and Planning Commission meetings and provide citizens the ability to participate remotely wherever possible.
- v. Utilize video messaging to reach more citizens and provide direct communication.
- vi. Continue to provide a monthly newsletter on city matters.
- vii. Initiate an electronic sign up process through the city website that allows citizens to receive important communications.
- viii. Educate property owners and residents on important City code requirements to assist in consistent code enforcement and improve community communication.
- B. Create and adopt a detailed community engagement policy that must be followed by all city staff to ensure key stakeholders and community members are engaged and participate in all decision-making processes and city projects.
- C. Create and maintain a reporting and response system for all citizen inquiries and complaints to ensure great communication and response.

Goal RG-4:
Ensure all City Council members, Planning Commission members, appointed committee members, employees and contract businesses act with honesty, integrity, respect and professionalism.

Actions:

- A. Review and update city adopted ethical standards for elected officials, appointed boards and staff, and consider if violations should have consequences.
- B. Require respect and professionalism in the conduct of all government service.
- C. Provide annual training for all elected officials, appointed board members and city staff on the required ethics and professionalism standards.





Goal RG-5:
The City of Ouray provides for transparent, open and accountable governance.

Actions:

- A. Ensure all city committee, Planning Commission, and City Council meetings are noticed as required by State law and city codes.
- B. Strive to engage the community in all official city meetings, going above and beyond basic noticing with notification to affected stakeholder groups, property owners and citizens.
- C. Provide all City Council, Planning Commission, and city committee agendas, reports, and packets on the city website and share via social media or website sign up requests.
- D. Strive to provide all city files online where allowed by law.
- E. Provide information to the public on the city website about city operations and decision-making processes, and how to participate in such processes; key financial documents and financial processes; and other key documents and process from all city departments.

Goal RG- 6:
The Ouray City Council creates, adopts and implements long-range capital improvement plans to ensure city facilities, vehicles and equipment are maintained; and adequate and desired infrastructure and improvements are provided and maintained.

Actions:

- A. Include Community Plan improvements and projects in the capital improvements plan to ensure implementation.
- B. Require Parks and Recreation Committee, Beautification Committee and Community Economic Development Committee capital projects to be included into the capital improvements plan, along with the costs to maintain desired improvements over time.
- C. Ensure adequate reserve funds for all city-owned and maintained infrastructure.
- D. Provide for long-range city fleet and maintenance vehicle planning.
- E. Create and annually update detailed infrastructure replacement and maintenance plans for all city buildings, all city facilities, the sewer system lines, water system; sidewalks, streets, lights and other city owned and maintained infrastructure for inclusion into the capital improvement plan.

Goal RG-7:
Ensure the city has adequate staffing, facilities, equipment, resources and funds to provide good customer service, maintain existing facilities and equipment, and to implement existing and proposed regulations and laws.

Actions:

- A. Compare the City of Ouray staffing levels to similar mountain communities.
- B. Periodically survey department heads and employees to determine where there may be deficiencies.

- C. Consider establishing more detailed time accounting system to understand employee tasks and associated time.
- D. Consider hiring additional personnel where fiscal resources allow and a clear need is shown.

Goal RG-8:
The City of Ouray develops partnerships with the Town of Ridgway, Ouray County, Ouray School District, City of Montrose, CDOT and other regional governmental and non-profit entities to create and promote cooperative planning and implement the goals and actions of the Community Plan.

Actions:

- A. Work with the Town of Ridgway on transportation planning issues, such as mass transit option, forming or joining a regional transportation authority or creating a recreational path between the communities.
- B. Retain and where possible expand existing facilities and services that serve Ouray County residents as a whole, such as the Courthouse and County Health services.
- C. Explore the feasibility of the Ouray Police Department and the Fire Department on sharing a facility in the city that could free up space for other city offices or city functions.
- D. Work with the County to explore shared services and facilities for taxpayer and government efficiencies and collaboration.
- E. Support interjurisdictional efforts for law enforcement, community health, mountain rescue, ambulance, and other areas.
- F. Maintain and update the current GIS system for the city in cooperation with Ouray County.
- G. Coordinate with the Ouray School District on maintaining a great school system and implementing the Community Plan, such as: partnering on school improvements; providing attainable housing; or providing

desired community services.

- H. Work with Ouray County to create and adopt a Three Mile Plan within the Ouray Area of Influence and amend the Intergovernmental Agreement to implement the Three Mile Plan.
- I. Periodically update the Countywide Hazard Mitigation Plan as required by state or federal agencies.
- J. Foster a great working relationship with the CDOT to realize the vision, goals and actions of the Community Plan, including but not limited to working with CDOT to:
 - a. Determine if Rotary Park can be a rest stop along the scenic byway.
 - b. Lower the speed limit until after Rotary Park.
 - c. Ensure Red Mountain Pass is kept open through the winter to ensure backcountry recreation access.
 - d. Create a wayfinding plan for the city.
 - e. Create a placemaking plan for the Downtown Core.

Goal RG-9:
Ensure the city hires and retains capable and qualified employees.

Actions:

- A. Retain capable and qualified city employees where possible to ensure good public service, efficiency, employee morale, and retention of institutional knowledge through an employee retention plan.
- B. Ensure the city recruitment process and practices hire the best and most qualified employees.
- C. Encourage external advertising for all city positions to ensure the best candidates.

INFRASTRUCTURE

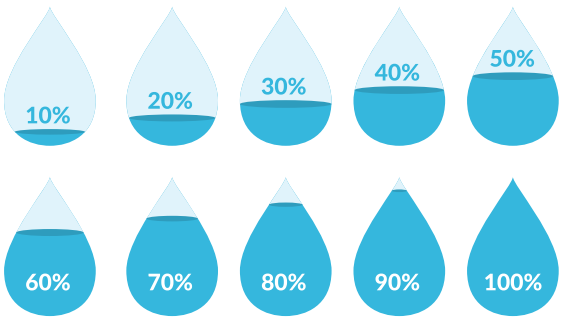
Goal I-1:
Ensure adequate water infrastructure to serve existing, zoned and planned development.

Actions:

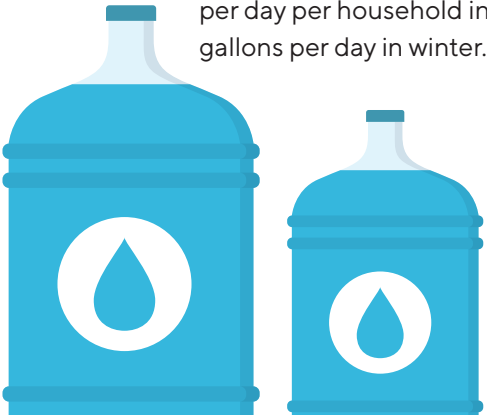
- A. Update and expand the city Water Master Plan that addresses the existing water system distribution system; the water supply requirements based on existing built density, density envisioned by the Community Plan and population projections; the raw water supply and water rights; a water system analysis including if a treatment plant is needed; and improvements needed for inclusion into the overall city Capital Improvements Plan.
 - i. Plan for and provide any needed additional water rights or water infrastructure to meet the growth contemplated in the Future Land Use Plan.
 - ii. Reconstruct the Weehawken Spring collection system, vault and 2.5 miles of transmission lines to the water tanks and build redundancy.
 - iii. Add storage tanks to the water system as needed to ensure adequate water storage for existing, zoned and planned development.
 - iv. Consider reconstruction of the Oak Creek supply line, reservoir, and diversion to diversify water sources and have a backup water source to Weehawken Springs.



- v. Plan for, design and finance the installation of a water treatment system as required by the State.
 - vi. Prepare engineering plans and budget for the construction of the raw water pipeline to provide water to the Ice Park; the hydropower plant and the Hot Springs pool per one of the alternatives in the 2017 Raw Water Pipeline Report.
- B. Develop and implement an educational program on the city water system to ensure efficient operation and use, such as education on water conservation, information on the city’s water source, and data on city water use.
 - C. Regularly update and implement the City of Ouray Water Efficiency Plan.
 - i. Implement the installation of the Water Measurement Plan to inventory existing measurement capabilities, and to prioritize desired improvements for measuring and accounting for the city’s water use.
 - ii. Install a meter at the Weehawken Spring vault outlet to better monitor spring production, water use and identify any water loss prior to the water tanks.
 - iii. Develop a plan to improve monitoring of the main components of system infrastructure in order to document water uses and non-revenue water. Add measurement devices to the system in locations that will allow for tracking overall water delivery and identify data discrepancies that may be due to leaks or non-revenue uses.



- iv. Estimate the incremental cost for treating and delivering water based on the system measurement devices; system operational costs; capacity data; and water rights considerations. This will allow the city to quantify the cost-savings of efficiency measures on a broad scale, which is an important factor in planning for city infrastructure growth and maintenance.
 - v. Implement measures to help detect, track and repair water system losses, such as leak detection, winterization of homes and the water system to reduce water use in winter, implementation of the city water meter installation program, and other efficiency measures.
 - vi. Educate the community on the importance of water use and water conservation through education, outreach and leading by example.
 - vii. Work with Mineral Farms to significantly reduce the amount of water used in the subdivision.
- D. Complete the installation of water meters for all water taps throughout the city and in unincorporated subdivisions served by the city.
 - i. Implement a new water fee structure based on a water study that is completed after meters are installed in the city and community input.
 - ii. Bury water lines that are not deep enough to save water use because owners are forced to leave faucets dripping to prevent freezing.
 - iii. Strive to get water usage to 350 gallons per day per household in summer and 270 gallons per day in winter.



- E. Continue to repair and replace water lines in the city through the Water Line Replacement Program and set the desired percentage of total water line length that will be repaired and replaced on an annual basis.
 - i. Upgrade water lines to meet NFPA standards concurrent with line upgrade.
- F. Create, update and implement a source water protection plan.
 - i. Identify the city’s Source Water Protection Area.
 - ii. Work with Ouray County and the USFS to regulate land use and activities within the Source Water Protection Area to protect water quality and reduce the risk of contamination.





Goal I-2:
Ensure adequate sewer infrastructure to serve existing, zoned and planned development.

Actions:

- A. Continue to repair and replace sewer lines in the city through the Sewer Line Replacement Program and set the desired percentage of total sewer line length that will be repaired and replaced on an annual basis.
- i. Upgrade water lines to meet NFPA standards concurrent with line upgrade.
- B. Finance and implement the construction of a new wastewater treatment plant pursuant to the 2018 Wastewater Treatment Plan Master Plan/ Capacity Study.
- C. Continue to implement an annual program to inspect, repair and/or replace city main sewer lines using camera inspection technologies.
- D. Implement and update as needed the city’s regulations concerning grease traps installation and maintenance.
- E. Develop and implement an educational program on the city sewer system to ensure efficient operation and use, such as education on Fat, Oils and Grease (FOG), and materials or chemicals that should not be flushed down the toilet.

Goal I-3:
Provide excellent broadband service to all properties within the city.

Actions:

- A. Continue to support all State, County and local efforts to provide broadband service to the city.
- B. Maintain the Carrier Neutral Location (“CNL”) and provide additional CNL locations as needed.
- C. Consider how to facilitate equitable cost sharing between broadband providers.
- D. Consider providing broadband as a city utility if the private sector does not meet the community’s broadband goals and actions.
- E. Work with area broadband providers to create a plan to ensure all properties in the city are connected.
- F. Consider requiring conduit and surveying of such for future use when any entity is trenching in a city right-of-way.

Goal I-4:
Improve all roads and bridges in the city.

Actions:

- A. Consider paving and right-of-way improvements for heavily used avenues and streets in the city.
 - i. Ensure improvements are completed in the right order to repair and install infrastructure in the streets prior to paving.
 - ii. Repair or provide sidewalks, drainage, curbs and gutters consistent with the city’s design standards when streets are to be paved.
 - iii. Ensure community placemaking is addressed with each phase of design and paving with community input on desired public and pedestrian uses and spaces in the rights-of-way.

- B. Commission an engineering study of all the city bridges to determine structural integrity, lifespan, and an overall replacement plan.
- C. Annually maintain the drainage along and across all dirt streets in the city to prevent erosion, ponding and other adverse impacts.
- D. Provide grading, gravel, dust control and street maintenance as needed.
- E. Construct a bridge across the Uncompahgre River at Uncompahgre Street.
- F. Update and maintain a snow removal and management plan.
- G. Enforce and adjust speed limits in the city as warranted to ensure public safety.

Goal I-5:
Repair and replace existing sidewalks as needed and provide new sidewalks along streets and avenues to improve pedestrian connectivity.

Actions:

- A. Conduct a detailed sidewalk inventory on a block and lot basis that documents where sidewalks need to be repaired or replaced along with financing strategies.
- B. Consider providing annual funding for repairing sidewalk areas while also requiring property owners to repair sidewalk areas as required by the Municipal Code.
- C. Prepare a Sidewalk Plan, and updated as needed, that shows existing sidewalks and where new sidewalks are needed to provide for pedestrian connectivity and community health.
- D. Develop annual funding assistance program for new and repaired sidewalks.
- E. Consider creating an improvement district or other funding mechanisms to upgrade sidewalks in geographic areas of the city.



Photo: Gretchen McArthur

Goal I-6:
Repair and maintain the city flumes and drainage to mitigate debris flows and shallow flooding in the city.

Actions:

- A. Inventory flumes, identify problem areas, and initiate repairs; conduct an engineering evaluation of problem areas as needed; and renew and provide required funding for flume repair, maintenance and replacement.

Goal I-7:
Provide needed personnel and equipment to monitor, maintain and improve city infrastructure.

Actions:

- A. Ensure the Public Works Department has the personnel and capacity to monitor, maintain and improve city infrastructure within desired level of services.

Goal I-8:
Provide needed parking infrastructure to support business and tourism.

Actions:

- A. Ensure new development has parking provided on-site unless the City Council approves off-premise parking to facilitate a desired use, such as workforce housing, or to meet an allowance of the LUC.



- B. Consider strategies to reduce parking demand, such as a mass transit circulator; the addition of parking meters to limit demand; the creation of interceptor parking lots, and the creation of a more pedestrian-oriented city.
- C. Encourage the conversion of vacant lots within the downtown area to be converted to temporary parking areas.
- D. Explore opportunities to provide additional parking in city rights-of-way.
- E. Encourage underground parking to maximize parking in the city and reduce the visual impacts of parking.

Goal I-9:
Maintain and improve geothermal infrastructure.

Actions:

- A. Repair and replace geothermal lines as needed with insulated pipes to maximize geothermal resources.

Goal I-10:
Ensure the provision of trash, recycling and composting infrastructure.

Actions:

- A. Continue to require animal resistant trash cans and dumpsters.
- B. Support and require recycling in the city for both residential and commercial uses.
- C. Ensure that recycling providers are actually recycling materials and not hauling to the landfill.



- D. Educate citizens and visitors on the importance of proper trash handling and recycling.
- E. Analyze the feasibility of creating a composting program in the city.
- F. Provide recycling containers and services on Main Street.

Goal I-11:
Update the city’s specifications for roads, sidewalks, utilities and infrastructure, and create a Stormwater Master Plan.

Actions:

- A. Budget for consulting firm to assist staff on updating the city’s infrastructure specifications.
- B. Budget for consulting firm to assist city staff on creating and adopting a Stormwater Master Plan.

Goal I-12:
Work with CDOT to ensure Main Street is improved and maintained, and that highway access is maintained through and to the city at all times.

Actions:

- A. Work with CDOT, businesses owners, and other applicable stakeholders to create a corridor plan for Main Street that is friendly to both pedestrians as well as cars creating a pedestrian friendly experience as well as an environment that businesses will thrive in.

Photo: Pinpoint-Imagery



TRANSPORTATION

Goal TR-1:
Consider providing or supporting in-town, inter-town and regional mass transit solutions to reduce the number of vehicles on the road; reduce parking demand at key city destinations; and to create a more sustainable community.

Actions:

- A. Explore the creation of a shuttle program that connects key destinations in the city during the peak season.
- B. Explore the creation of an inter-town bus service between the City of Ouray and the Town of Ridgway during peak hours.
- C. Explore the feasibility of mass transit connections or alliance with the San Miguel Authority for Regional Transportation or other regional transit authority with connections between Montrose and the Telluride Region.
- D. Support and encourage private transit services to the city from Montrose as an effective way to limit vehicles entering the city.

Goal TR-2:
In order to prevent adverse economic impacts as well as public safety concerns, work with elected officials, Silverton, Durango, Ouray County, San Juan County and La Plata County to keep Highway 550 and other State routes open year round, with unavoidable closures as short as possible.

Actions:

- A. Initiate robust lobbying efforts with affected communities as needed to prevent CDOT or the State of Colorado from closing Red Mountain Pass or other passes for the winter. Creating ideas for mitigating geohazards and associated closures and keeping the highway open year-round.

- B. Work with CDOT and other affected jurisdictions to develop solutions to ensure Red Mountain Pass and other passes stays open in the winter.
- C. Works with CDOT to limit long closures of Highway 550 due to maintenance.

Goal TR-3:
Encourage, maintain and develop transportation systems to serve existing and future residents and visitors.

Actions:

- A. Plan for the improvement and development of transportation facilities based on growth projections, need and budgetary constraints.
- B. Create a transportation and parking study.
 - i. Consider the development of an intercept parking lot or parking structure as a park and ride facility for both visitors and employees.
- C. Evaluate the parking requirements for all land uses to ensure adequate parking and efficient use of land.
 - i. Consider reducing the parking requirements for desired land uses.
 - ii. Consider the adoption of a parking payment in-lieu process in the LUC to allow for payment into a parking fund when parking cannot be provided on-site.
- D. Implement traffic calming measures and crosswalk improvements to slow down vehicles and provide for public safety.
- E. Strive to provide pedestrian, mass transit, and bike systems so residents or visitors do not need to use an automobile in the city.
- F. Encourage winter pedestrianization by removal of snow, maintaining routes, etc.
- G. Create a bike friendly community by adding bike lanes, trails, bike racks, signage, share the road, bike share program and other measures.

- H. Provide enough parking to meet the demand of visitors, residents and employees.
 - i. Consider conducting or initiating a parking study to summarize the parking supply, estimate demand and provide strategies for providing any parking deficiencies.
 - ii. Consider conducting a parking study for RV parking, trailers parking, and where such parking can be provided.
 - iii. Encourage business owners and their employees in the Downtown Core to use alternative modes of transit and to park on side streets.
 - iv. Consider the creation of a parking permit and/or pay to park system or limiting parking times to control parking demand and manage parking in the city.
 - v. Consider allowing the use of vacant lots for temporary surface parking lots in more commercial or industrial areas of the city.
 - vi. Encourage underground parking in commercial development in the Downtown Core to maximize on-street parking for business patrons and visitors.
- I. Evaluate and, where possible, improve commercial deliveries to the Downtown Core with an emphasis on public safety and business efficiency.
- J. Support efforts to create a recreational path and bike lanes along the highway between the Town of Ridgway and the City of Ouray.



COMPLETE STREETS

Complete Streets are designed and operate to enable safe access for all users including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Historically streets have been designed for the automobile first, however a complete streets design encourages cities, planners and engineers to build streets, especially in urban areas, that consider all applicable users. Complete Streets help create livable communities by planning for a variety of users and abilities.

Complete Streets have a number of benefits including but not limited to:

1. Improves safety by reducing vehicle related collisions and pedestrian risk;
2. Provides equitable access to transportation options;
3. Promotes bicycling and walking (reduces infrastructure and transportation cost);
4. Encourages physical activity;
5. Improves the users experience while reducing transportation costs; and
6. Creates a more livable community and boosts the economy.

The look, feel and function of a complete street is unique to the site context. A rural complete street will look different than an urban complete street, however both are designed to balance the safety and convenience of all users. Complete streets may include wide sidewalks; bike lanes (or wide paved shoulders); special bus lanes for public transportation; pedestrian safety features; traffic calming features; handicap/adaptable features; and other features for all users.

Goal TR-4:
Provide for the design, maintenance and aesthetics of all right-of-way improvements in a holistic and efficient manner.

Actions:

- A. Consider creating a streetscape plan that shows the desired right-of-way improvements and landscaping for different areas of the city.
- B. Develop a plan for undergrounding of overhead utilities working with utility agencies and companies. No new above grade utilities will be created.
- C. Require all utility agencies to be notified when an underground utility project is proposed to ensure coordination and provision of future conduit as appropriate, and require new utility line installers to provide survey of GPS data to the city to update the GIS mapping.
- D. Parking, landscaping, furnishings and other improvements should be designed to accommodate snowfall and snow storage.
- E. Ensure right-of-way improvements are holistically designed to provide for public spaces and in concert with placemaking plans and other community plans.
- F. Provide for the same furniture, fixtures and other improvements consistent with the city’s brand and historic character with continuity between benches, trash/recycling cans, light poles, fences and other improvements.
- G. Ensure that all new city improvements will be provided, maintained and replaced as needed through the city’s Capital Improvement Plan.
- H. Work with CDOT to ensure no traffic signals are required in the city with roundabouts used if possible.
- I. Ensure all street signage is consistent with the city’s overall wayfinding program.

- J. Ensure the LUC requires developers to provide appropriate pedestrian, streetscape and other transportation improvements in the right-of-way immediately adjacent to the project site.
- K. Update the City of Ouray Specifications and Design Standards for Infrastructure.

Goal T-5:
Endeavor to incorporate Complete Streets community into the LUC with safe and convenient automobile, pedestrian and bike transit equally provided to meet the needs of multiple users.

Actions:

- A. Increase walking and biking through pedestrian and bike-friendly street design standards.
- B. Strive to provide improvements that meet the needs of multiple users in all transportation projects.
- C. Strive to provide bicycle routes and pedestrian sidewalks throughout the community.
- D. Integrate vehicular, pedestrian and bicycle transit modes into everyday transportation planning and design.
- E. Ensure planning and design takes into account the needs, safety and convenience of all users of the transportation system.
- F. If a Complete Street approach is not feasible due to topography, disproportionate cost, unsafe conditions would be created, or a documented absence of current and future need, the city should work to determine what Complete Street components (if any) are needed for the proposed project and adapt the project accordingly.
- G. Forming partnerships with other agencies are important to creating a truly multimodal network within the city and between surrounding communities.
- H. Design transit systems to be sensitive to reflect the context and character of the

surrounding built and natural environments and enhance the appearance of the environment.

- I. Address pedestrian and bicycle safety at crossings, along traffic corridors, on routes between residential areas and schools and in other public transportation projects.
- J. Improve access for all residents to existing public buildings, commercial businesses and recreational or open space areas.
- K. Provide capital investments on walking, biking, public transit, and access to recreation and natural areas.
- L. Implement Safe Routes to School improvements within the city.

Goal T-6: Encourage and support the use of electric vehicles and other alternative

transportation options.

Actions:

- A. Encourage new and existing development, and all city facilities, to provide electric vehicle charging stations.
- B. Encourage the use of Neighborhood Electric Vehicles in the city.
- C. Analyze adding electric vehicles to the city’s fleet.
- D. Explore the use of electric bikes on city and surrounding trails.
- E. Support the use of one wheels, ebikes, and other alternative transportation modes.



COMMUNITY PLAN IMPLEMENTATION

The Community Plan will be implemented in several ways. First and foremost, it will be used to guide development as provided for in the Ouray Land Use Code. The Community Plan should also be implemented through long-range capital improvement plans and annual budgeting through city staff and City Council review of plan goals, actions and policies. The City of Ouray staff, Planning Commission, Community Economic Development Committee, Parks and Recreation Committee, Beautification Committee, Tourism Advisory Committee and Ouray City Council should annually review and implement the Community Plan to ensure the city remains on track to achieve the Overall Vision and theme vision statements.

This annual review should:

1. Evaluate annual progress on the Community Plan;
2. Align community goals with the annual budget, the city capital improvement plan, and work projects intended by staff and other applicable committees or commissions of the city;
3. Provide community education and outreach regarding the Community Plan; and
4. Prepare and identify needed updates to the Community Plan if the goals or vision of the community changes.

The Community Plan should also be used by all volunteer non-profit boards in the city since these groups are very important to move the city forward as a community and are an integral to the community fabric and culture. The Community Plan should also be used by the business and development community to inform direction on new projects and initiatives. The City should also consider creating new committees or task forces as needed to implement the Community Plan, such as the creation of a City Arts Committee.

The following are the top Community Plan implementation measures that the city should move forward on as priority action items to realize the Overall Vision and theme vision statements, with projects already in progress shown with a blue color:

1. **Critical Infrastructure**
 - 1.1. **Sewer system – Sewage treatment** \$\$\$\$
 - 1.2. **Water system – Treatment** \$\$\$\$ **Water Meter + Water Line Redundancy for Supply and Emergency (Ouray Ice Park Project)** \$\$\$\$
 - 1.3. **Upgrade Ouray Hot Springs Geothermal Lines** \$\$
 - 1.4. **Flume repair** \$
 2. **New Wayfinding Program and Implementation. CDOT.** \$
 3. **Affordable Housing Initiatives – Create city Housing Authority; reduce minimum lot size; Land Use Code Amendments to Implement the Land Use Plan** \$
 4. **Install Bathrooms at Key Recreation Venues** \$
 5. **Repair and Replace Sidewalks and install New Sidewalks in Key Areas** \$
 6. **Diversify the Economy Through Broadband Initiatives and Efforts** \$
 7. **Encourage New Daycare or Preschool Centers in the Community** \$
 8. **Create a New Parks and Recreation Master Plan that Incorporates all Existing Plans Into One Plan** \$

Community input also prioritized implementing the natural environment and parks and recreation goals and actions due to the prominence of both in and adjacent to the city. Community members are also focused on economic development of the city and ensuring the history and heritage of the city are

Community input also prioritized implementing the natural environment and parks and recreation goals and actions due to the prominence of both in and adjacent to the city. Community members are also focused on economic development of the city and ensuring the history and heritage of the city are maintained and celebrated.

Price Key:

\$ = <\$100,000 | \$\$ = \$100,000 to \$500,000 | \$\$\$ = \$500,000 to \$1,000,000 | \$\$\$\$ = \$1,000,000

Community Plan Update

The Community Plan should be updated every five years to revisit the Overall Vision, theme vision statements, goals and actions and ensure the plan reflects the current public interest. Already met goals and actions should be removed while adding new goals and actions. Annual review of the Community Plan will also provide areas where the plan should be amended or updated.

GLOSSARY OF TERMS

- **Attainable housing** - The industry definition of attainable, for-sale housing is unsubsidized, profitable housing developments that meet the needs of those with incomes between 80% and 120% of the Area Median Income (AMI). The price points for attainable housing varies depending on the geographic area and AMI.
- **Colorado Main Street Program** – a non-profit program that offers support for community-led downtown revitalization. Goal is to help communities thrive by providing a customizable framework to focus efforts, energy, and resources to create a more vibrant community.
- **Economic resiliency** – The US Economic Development Administration defines economic resiliency as a regions ability to recover quickly from a shock, the ability to withstand a shock and the ability to avoid the shock altogether. The shocks may be caused by significant events in the national or international economy, downturns in particular industries that constitute a critical component of the region’s economic activity; and/or other external shocks (a natural or man-made disaster, exit of a major employer, the impacts of climate change, etc.).
- **Green building** – means design, methods and materials to reduce the carbon footprint of a building with improved energy efficiency, reduced costs, and to reduce hazardous chemicals used in building construction and maintenance.
- **Inclusionary zoning** – a planning policy that requires that most new (and some renovated) residential developments include a requirement to provide a set percentage or number of affordable homes or units.
- **LiveWell Colorado Program** - increases access to healthy eating and active living by removing barriers that inequitably and disproportionately affect low-income communities and people of color.

- **Mesker Storefronts** – Based out of St. Louis, MO, the Mesker Brothers Iron Works were designers of ornamental sheet-metal facades and cast iron storefront components. This was a popular storefront for a cheaper pre-made storefront that could be delivered assembled. Ouray has 14 storefronts who still boast the Mesker storefront.
- **Nonprofits Organization** – an organization that has been granted tax-exempt status by the Internal Revenue Service because it furthers a social cause a provides a public benefit.
- **Region 10** - A 501 © 3 non-profit that leverages resources to help build strong communities by providing senior services, small business services, and regional development support to Delta, Montrose, Hinsdale, Gunnison, Ouray, and San Miguel counties.
- **Resilient / resiliency** - The ability of communities to rebound, positively adapt to, or thrive amidst changing conditions or challenges - including human-caused and natural disasters, and to maintain quality of life, healthy growth, durable systems, economic vitality and conservation of resources for present and future generations.
- **Sustainability** - The UN World Commission on Environment and Development defines sustainable development as: “...development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”
- **Sustainable tourism** – Tourism that meets the needs of present tourists and host regions while protecting and enhancing opportunities for the future tourists and regions.
- **Tax Increment Financing (TIF)** – is a public financing method that is used as a subsidy for redevelopment, infrastructure, and other community improvement projects. It is often used to stimulate private development in a blighted area that has been determined in need of economic revitalization.
- **Three Mile Plan** – a long range plan that outlines where municipalities intend to annex property and describes how they will ensure providing services to newly annex areas as well as the remainder of the existing municipality.

- **Uncompahgre River** – The Uncompahgre River is a tributary of the Gunnison River and approximately 75 miles long. The name is a Ute word which loosely translates to “dirty water”, “red lake”, or “red water spring” and is likely a reference to the many hot springs in the vicinity of Ouray.
- **Via Ferrata** - A via ferrata is a climbing route that employs steel cables, rungs or ladders, fixed to the rock to which the climbers affix a harness, offering the climber a safer and more protected climbing route.
- **Voyager Youth Program** – A local program whose mission is “Voyager Youth Program seeks to inspire Ouray County’s youth to achieve healthy lives through prevention education programs and enrichment activities with a purpose”.
- **Weehawken Arts program** – A local non profit whose mission is to “provide high quality arts education and person growth programs within our community year round”.

Acronyms

- **ADU** - accessory dwelling units
- **ADA** – Americans with Disabilities Act
- **AMI** – Average Median Income
- **BLM** – Bureau of Land Management
- **CDOT** – Colorado Department of Transportation
- **CNL** - Carrier Neutral Location
- **CIP** – Capital Improvement Plan
- **DOLA** – Department of Local Affairs
- **FEMA** – Federal Emergency Management Agency
- **HEAL** -Colorado Healthy Eating and Active Living program
- **HIRA** – Hazard Identification and Risk Assessment
- **LID** – Local Improvement District
- **LUC** – Land Use Code
- **NFPA** – National Fire Protection Association
- **OCRA** – Ouray Chamber Resort Association
- **OEDIT** – Colorado Office Economic Development and International Trade
- **PUD** – Planned Unit Development
- **TDR** – Transfer of Development Rights
- **TIF** – Tax Increment Financing
- **USDA** – United States Department of Agriculture
- **USFS** – United States Forest Service

OURAY

A SUSTAINABLE CITY WITHIN A PARK



Phone: 970-325-7211 Fax: 970-325-7212 | info@cityofouray.com | cityofouray.com
320 6th Ave, Ouray, CO 81427 | Mailing: PO Box 468, Ouray, CO 81427
facebook.com/CityOfOuray | instagram.com/cityofouray